



001.77.2

## LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION

- (1) *This application form must be filled out in its entirety.*
- (2) *An incomplete application form will result in rejection of the application prior to checklist review.*
- (3) *If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.*
- (4) *Do not write in shaded areas.*
- (5) *See attached Instructions for completing the Land Development Application.*

**PLEASE PRINT IN INK OR USE TYPEWRITER**

<b>TYPE OF APPLICATION</b> <u>ZCPA</u>		Application Number Assigned _____	
_____ 1972 Zoning Ordinance		Fee Amount Paid _____	
_____ 1993 Zoning Ordinance		Receipt Number _____	
<input checked="" type="checkbox"/> Revised 1993 Zoning Ordinance		Date of Official Acceptance _____	
<b>Calculations of Bond (CPAP, CPAP REVISION, REST, STPL, STPR &amp; STMP)</b>			
<b>Total Number of Cross-Sections (FPAL Type II &amp; FPST)</b>			
<b>Estimated Square Feet of Land Disturbance (SPEX)</b>			
<b>Project Name:</b>  One Loudoun ZCPA		<b>Subdivision Name (if different from project name):</b>  Subdivision Section: Lot Numbers:	
<b>Description of Proposed Project: (Must be completed)</b> Modify approved concept plan and proffers as specified in the Statement of Justification. No increase in density nor change in residential units proposed.			
<b>Number and Types of Proposed Lots</b>		<b>PROPOSED RESIDENTIAL UNITS (This section is to be completed for <u>all</u> residential applications).</b>	
Residential _____		Total Units	Quantity Affordable
Non-residential _____			Quantity Elderly
Conservancy _____		Detached	
Open Space _____		Semi-detached	
Other (Specify type) _____		Townhouse	
		Multi-family	
		Other (specify)	
<b>Total Lots</b> _____		<b>Total</b>	
<b>PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE</b> This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type (s) in the appropriated category and the total square footage for the category:			
<b>Category</b>	<b>Description of Use</b>	<b>Square Footage</b>	
Ag-Residential			
Sales & Service			
Office			
Industrial			
Gov't., Utilities & Public Service			
Recreation & Special Interests			
Transportation & Communications			
Education & Training			
Other (specify)			
<b>Total Square Footage</b>			
<b>PROJECT LOCATION</b>			
<b>Property Address:</b>  See Attachment A	<b>Property Location:</b>  One Loudoun	<b>Adjacent Roads</b> Route 7 to the north Loudoun County Parkway to the East	
<b>ELECTION DISTRICT(S)</b>	Broad Run		
<b>PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION</b>			
<b>Tax Map Number(s) or Pin Number Reference(s)</b>	<b>Zoning District(s)</b>	<b>Acres</b>	<b>Zoning Status</b>
See Attachment A			Existing Proposed

March 2, 2009

SURROUNDING LAND USES AND ZONING			
List all surrounding land uses and zoning districts adjacent to the property, including those across roads.			
LAND USE		ZONING	
NORTH	Keynote Employment / Route 28 Business	A-3/PD-RDP	
SOUTH	Business	PD-AAAR/PD-IP	
EAST	Route 28 Business	PD-IP	
WEST	Residential	PD-IP, PD-AAAR	

APPLICANT(S)			
Company Name	One Loudoun Holdings LLC	Company Name	
Name of Person & Title	Bill May Vice President	Name of Person & Title	
Mailing Address	8401 Greensboro Drive, Suite 450	Mailing Address	
City, State, Zip Code	McLean, VA 22102	City, State, Zip Code	
Daytime Telephone		Daytime Telephone	
E-mail Address		E-mail Address	
Correspondent?	Yes      No <input checked="" type="checkbox"/>	Correspondent?	Yes      No

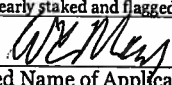
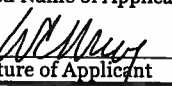
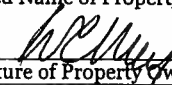

  

PROPERTY OWNER(S)			
Company Name	One Loudoun Holdings LLC	Company Name	One Loudoun Downtown LLC
Name of Person & Title	Bill May Vice President	Name of Person & Title	Bill May Vice President
Mailing Address	8401 Greensboro Drive, Suite 450	Mailing Address	8401 Greensboro Dr., Suite 450
City, State, Zip Code	McLean, VA 22101	City, State, Zip Code	McLean, VA 22101
Daytime Telephone		Daytime Telephone	
E-mail Address		E-mail Address	
Correspondent?	Yes      No <input checked="" type="checkbox"/>	Correspondent?	Yes      No <input checked="" type="checkbox"/>

REPRESENTATIVE(S)			
Company Name	Cooley LLP	Company Name	
Name of Person & Title	Molly M. Novotny Senior Land Use Planner	Name of Person & Title	
Mailing Address	11951 Freedom Drive	Mailing Address	
City, State, Zip Code	Reston, VA 20190	City, State, Zip Code	
Daytime Telephone	(703) 456-8105	Daytime Telephone	
E-mail Address	mnovotny@cooley.com	E-mail Address	
Correspondent?	Yes <input checked="" type="checkbox"/> No	Correspondent?	Yes      No

CERTIFICATIONS	
<b>APPLICANT(S):</b> The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.	
 Printed Name of Applicant	Printed Name of Applicant
 Signature of Applicant      Date	Signature of Applicant      Date
<b>PROPERTY OWNER(S) (to be signed by all property owners):</b> I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.	
Printed Name of Property Owner  Signature of Property Owner      Date	Printed Name of Property Owner  Signature of Property Owner      Date



# LOUDOUN COUNTY LAND DEVELOPMENT APPLICATION

- (1) This application form must be filled out in its entirety.
- (2) An incomplete application form will result in rejection of the application prior to checklist review.
- (3) If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.
- (4) Do not write in shaded areas.
- (5) See attached Instructions for completing the Land Development Application.

## PLEASE PRINT IN INK OR USE TYPEWRITER

<b>TYPE OF APPLICATION</b> <u>ZMAP and SPEX</u> _____ 1972 Zoning Ordinance _____ 1993 Zoning Ordinance <input checked="" type="checkbox"/> Revised 1993 Zoning Ordinance		Application Number Assigned _____ Fee Amount Paid _____ Receipt Number _____ Date of Official Acceptance _____																													
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<b>Estimated Square Feet of Land Disturbance (SPEX)</b>																															
<b>Project Name:</b>  One Loudoun Stadium ZMAP and SPEX		<b>Subdivision Name (if different from project name):</b>  <b>Subdivision Section:</b> <b>Lot Numbers:</b>																													
<b>Description of Proposed Project: (Must be completed)</b> Rezone a portion of One Loudoun to accommodate a baseball stadium. Maintain existing zoning approvals for PD-TC and PD-OP land bays.																															
<b>Number and Types of Proposed Lots</b>  Residential _____ Non-residential _____ Conservancy _____ Open Space _____ Other (Specify type) _____		<b>PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications).</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Total Units</th> <th>Quantity Affordable</th> <th>Quantity Elderly</th> </tr> </thead> <tbody> <tr> <td>Detached</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Semi-detached</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Townhouse</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Multi-family</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Other (specify)</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Total Lots</b></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Total Units	Quantity Affordable	Quantity Elderly	Detached				Semi-detached				Townhouse				Multi-family				Other (specify)				<b>Total Lots</b>			
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Industrial																															
Gov't., Utilities & Public Service																															
Recreation & Special Interests																															
Transportation & Communications																															
Education & Training																															
Other (specify)	Baseball Stadium	75,000 sf																													
<b>Total Square Footage</b>																															
<b>PROJECT LOCATION</b>																															
<b>Property Address:</b>  44810 Saranac Street	<b>Property Location:</b>  One Loudoun	<b>Adjacent Roads</b> Route 7 to the north Loudoun County Parkway to the East																													
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057-10-2844	PD-TC	162.82	Existing PD-TC/PD-OP    Proposed PD-TC/PD-SA/PD-OP																												

SURROUNDING LAND USES AND ZONING			
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EAST	Route 28 Business	PD-IP	
WEST	Residential	PD-IP, PD-AAAR	

APPLICANT(S)			
Company Name	One Loudoun Holdings LLC	Company Name	
Name of Person & Title	Bill May Vice President	Name of Person & Title	
Mailing Address	8401 Greensboro Drive, Suite 450	Mailing Address	
City, State, Zip Code	McLean, VA 22102	City, State, Zip Code	
Daytime Telephone		Daytime Telephone	
E-mail Address		E-mail Address	
Correspondent?	Yes      No    X	Correspondent?	Yes      No

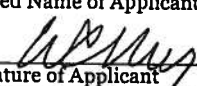

  

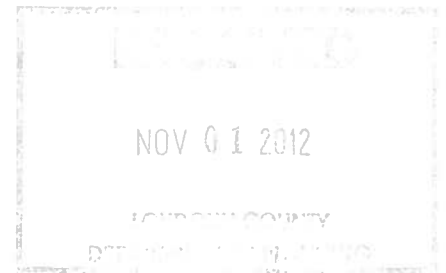
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City, State, Zip Code	McLean, VA 22101	City, State, Zip Code	
Daytime Telephone		Daytime Telephone	
E-mail Address		E-mail Address	
Correspondent?	Yes      No    X	Correspondent?	Yes      No

REPRESENTATIVE(S)			
Company Name	Cooley LLP	Company Name	
Name of Person & Title	Molly M. Novotny Senior Land Use Planner	Name of Person & Title	
Mailing Address	11951 Freedom Drive	Mailing Address	
City, State, Zip Code	Reston, VA 20190	City, State, Zip Code	
Daytime Telephone	(703) 456-8105	Daytime Telephone	
E-mail Address	mnovotny@cooley.com	E-mail Address	
Correspondent?	Yes   X      No	Correspondent?	Yes      No

CERTIFICATIONS	
<b>APPLICANT(S):</b> The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out at my expense. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.	
Printed Name of Applicant  Signature of Applicant _____ Date _____	Printed Name of Applicant _____ Signature of Applicant _____ Date _____
<b>PROPERTY OWNER(S) (to be signed by all property owners):</b> I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.	
Printed Name of Property Owner  Signature of Property Owner _____ Date _____	Printed Name of Property Owner _____ Signature of Property Owner _____ Date _____



## MEMORANDUM

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**TO:** Ginni VanHorn  
**FROM:** Molly M. Novotny  
**DATE:** October 31, 2012  
**RE:** One Loudoun proffers

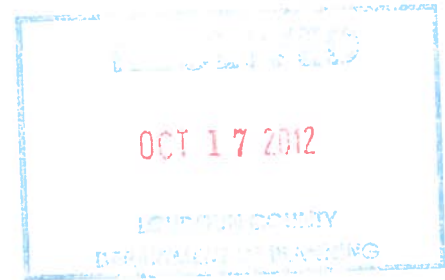
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Enclosed please find 17 copies of the redlined proffers and 17 copies of the clean proffers.

Please let me know when you've officially accepted the application and distributed all materials. As always, please let me know if you need any additional copies or additional material. My number is 703-456-8105.



Molly M. Novotny  
(703) 456-8105  
mnovotny@cooley.com



October 17, 2012

Ginni VanHorn  
Department of Planning  
1 Harrison Street, S.E.  
3rd Floor  
Leesburg, VA 20177-7000

**RE: Application materials for ZMAP 2012-\_\_\_\_\_, ZCPA 2012-\_\_\_\_\_ and SPEX 2012-\_\_\_\_\_**

Dear Ginni:

On behalf of One Loudoun Holdings LLC, I am pleased to submit the enclosed application requesting to rezone portions of One Loudoun to integrate a baseball stadium, revise portions of the initially approved project with a related ZCPA application and to seek a special exception to allow increased height in the PD-SA zoning district.

Enclosed, please find the following materials:

1. Check made out to Loudoun for \$35,605, to cover the filing fee
2. ZMAP, ZCPA and SPEX Applications
3. Land Development Applications for the ZMAP, SPEX and ZCPA applications
4. Three (3) copies of the Statement of Justification
5. Three (3) copies of the Statement of Justification for the Zoning Modifications
6. Certificates indicating taxes have been paid on parcel 057-10-2844, the parent parcel and only parcel on which taxes have been levied.
7. Disclosure of Real Parties in Interest for the ZCPA and ZMAP applications
8. Notes from the Pre-Application Conference
9. Statement about Community Meetings
10. Two (2) sets of pre-printed mailing labels
11. Four (4) copies of the Plat



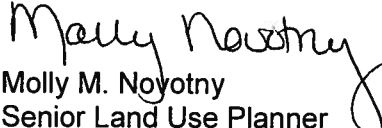
Ginni VanHorn  
October 17, 2012  
Page Two

12. Three (3) copies of the Traffic Analysis for the ZMAP

13. Three (3) copies of the Traffic Analysis with Technical Appendix

As we've discussed, we appreciate your expeditious review of these materials for completeness. As you review, please know we are available to discuss and answer any questions you may have or provide any additional material you may need. Do not hesitate to call. I can be reached by phone at 703-456-8105 or by e-mail at [mnovotny@cooley.com](mailto:mnovotny@cooley.com).

Sincerely,

  
Molly M. Novotny  
Senior Land Use Planner

535243 v1/RE

**LOUDOUN COUNTY DEPARTMENT OF PLANNING**

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177 Local (703)777-0246

**MINIMUM SUBMISSION REQUIREMENTS FOR ZONING MAP AMENDMENT APPLICATION**

Application Number \_\_\_\_\_

**TO BE COMPLETED BY THE APPLICANT**

Project Name: One Loudoun ZMAP

Proposed Use: Integrate a baseball stadium into an urban, mixed-use development

Project Location: One Loudoun: south of Route 7 and west of Loudoun County Parkway

Tax Map #(s): 057-10-2844 Parcel #(s): 63////////4/

Parcel Owner(s): One Loudoun Holdings LLC Telephone No.: \_\_\_\_\_

Applicant/Authorized Agent: Colleen Gillis Snow and Molly M. Novotny, Cooley LLP Telephone No.: (703) 456-8105

Engineer/Surveyor: Bob Woodruff, William H. Gordon Associates Telephone No.: (703) 263-1900

Attorney: Colleen Gillis Snow, Cooley LLP Telephone No.: (703) 456-8114

Signature of Person Completing Checklist: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

**TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL**

Date Received: \_\_\_\_\_ Date Reviewed: \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date Accepted/Not Accepted: \_\_\_\_\_

Reason(s) For Not Accepting: \_\_\_\_\_

MCPI Number(s): \_\_\_\_\_



**A. APPLICANT RESPONSIBILITIES.** The applicant must complete all of the information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant.

All required forms are available in the Department of Planning.

Approved Deviations:

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A letter signed by the applicant and by the owner of the property granting the right of entry upon the property to the Zoning Administrator, law enforcement agents, and County inspectors for the purpose of inspecting, and bringing law enforcement to the property, during the term of any permit which may be issued is required.

B. <u>LAND DEVELOPMENT APPLICATION FORM.</u> Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Applicant's name and address and ownership interest in the subject property.	X		
2. The name and address, and signed written consent of all those having an ownership interest, if different than the applicant filing the application.	X		
3. The names and addresses of all consultants representing the applicant with respect to the proposed development plan.	X		
4. The tax map identification number; MCPI number. <sup>1</sup>	X		
C. <u>CERTIFICATE OF PAYMENT OF TAXES.</u> Provide a certificate verifying that real estate taxes have been paid for all property included in the application. ( <i>A certificate of payment of taxes is available from the Treasurer's Office.</i> )	X		
D. <u>USE VALUE ASSESSMENT PROGRAM.</u> Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. ( <i>A Land Use certificate is available from the Department of Financial Services.</i> )			X

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
E. <u>DISCLOSURE OF REAL PARTIES IN INTEREST</u> . Provide completed disclosure form(s).	X		
F. <u>FEES</u> . Provide a check made payable to the County of Loudoun.	X		
G. <u>RECORD OF PRE-APPLICATION CONFERENCE</u> . Provide a copy of the documentation provided at the Conference. <sup>4</sup>	X		
H. <u>STATEMENT OF JUSTIFICATION</u> . Provide 22 copies of a written Statement of Justification including the following:	X		
1. A Project Summary detailing the following:	X		
a. The present and proposed zoning classification <sup>2</sup> and use of the subject property and adjacent land. If an existing or proposed zoning district line does not follow roads, waterways, or property lines, a metes and bounds description of the district boundary is required.	X		
b. The planned use designation of the property and adjacent land as contained in the Comprehensive Plan <sup>4</sup> and taxing district, <sup>1</sup> if applicable.	X		
2. A written statement describing the proposed development's compliance with the environmental, cultural, land use, economic and fiscal, and design goals and policies of the Comprehensive Plan.	X		
3. Address the matters for consideration contained in Section 6-1211(E) of the Zoning Ordinance. <sup>1</sup>	X		
I. <u>VICINITY MAP</u> . Provide 22 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map. <sup>1</sup> Include the following information on the map:	X		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD trail. <sup>1</sup>	X		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area.	X		
3. Jurisdictional boundaries. <sup>1</sup> (if applicable)	X		
4. Existing development of the subject property and the use and development of all land within 200 feet thereof. <sup>1</sup>	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
J. <u>EXISTING CONDITIONS</u> . Provide 22 copies of an existing conditions plat at a scale of 1"=200' (or other appropriate scale as approved by the Director of Planning), including the following:	X		
1. <u>Rezoning Plat</u> . A survey showing property and zoning boundary lines, metes and bounds, property acreage and acreage of area to be rezoned, if different, scale and north arrow, utility transmission lines and public rights-of-way crossing and adjacent to the subject property. <sup>1</sup>	X		
2. Topography at contours not more than five (5) feet. <i>(The Director may request a 2-foot contour.)</i> <sup>1</sup>	X		
3. Steep slopes. <sup>1</sup>	X		
4. Water courses, drainage ways, ponds, wetlands, lakes and bodies of water. <sup>1</sup>	X		
5. The location and general description of vegetation and existing tree cover including:		X Submitted with original One Loudoun Application	
a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora.		X Submitted with original One Loudoun Application	
b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground).		X Submitted with original One Loudoun Application	
c. Endangered species habitat. <sup>5</sup>		X Submitted with original One Loudoun Application	
6. The delineation of major and minor floodplain, where applicable. Use and identify the source as the floodplain map of Loudoun County. <sup>1</sup>	X		
7. Soils as shown on the Loudoun County Soil Survey, <sup>1</sup> including hydric soils groups.	X		
8. Location of arterial and collector streets and any local streets crossing, connecting, or adjacent to the proposed project with street names or numbers.	X		
9. A delineation of existing structures, and an indication of their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites to determine whether the proposed development will impact those resources as preservation or mitigation of the resources may be required.		X Submitted with original One Loudoun Application	

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning
5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
10. Approximate delineation of any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.	X		
11. Features such as roads, stonewalls, fences, structures, and other prominent features as shown on the County PCT maps. <sup>1</sup>			X
12. Limits of overlay districts on the property. (HCC, AI, FOD, MDOD). <sup>1 OR 2</sup>			X
13. Identification of any Federal or State permits or conditions that directly limit development on the subject property.			x
14. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management.	X		
K. <u>CONCEPT PLAN</u> . Provide 22 copies of a Concept Development Plan. The Plan shall include a title block identifying the project, owner, tax map and MCPI numbers, election district, plan date and revision dates. The Plan shall be at a scale of one inch to 200 feet or other appropriate scale as approved by the Director of Planning [at least one (1) set shall be at a scale of one inch to 200 feet]. The plat shall depict or describe the following features of the development:	X		
1. A land use plan map with a description of the type, location, and nature of land use and building type within each area of the development; the acreage and proposed density and lot requirements of each subarea or land bay; and the existing and proposed zoning district boundary lines.	X		
a. For residential districts (non-PDH): a plan that shows the potential lot layout for single family detached units that includes setback lines and streets; for single family attached units: a plan that shows lot layout, setbacks, travelways and the required parking; for multi-family units: the footprint of buildings to reflect the proposed FAR, setback lines, and the required parking and travelways.	X		
b. For non-residential districts (non-PDH), a footprint of buildings reflecting the proposed FAR, setback lines, and the required parking and travelways.	X		
c. Adjacent roadway, sidewalks, pedestrian and bicycle trails information.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
d. Existing and proposed abutting roads and their right-of-way widths.	X		
e. Existing nonresidential access points, existing and proposed roadway intersections and median breaks.	X		
f. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan.	X		
2. A proposed traffic circulation map that illustrates both external and internal traffic ways, including existing and proposed rights-of-way, travel lanes, major pedestrian and bike paths and trails, school bus stops/shelters, park and ride lots, and other transit or multi-modal related facilities, and other transportation improvements.	X		
3. A land use map that overlays the proposed land use and transportation elements over the existing conditions information submitted under Item J. <i>(NOTE: Intended to show the changes in topography, drainage, water features, trees and vegetation, etc., anticipated as a result of the proposed development. And to also show the measures proposed to protect or enhance the above features as well as known or potential historic features or structures, archaeological sites or cultural resources as part of the development process.)</i>	X		
4. The proposed plan for all major sanitary sewer improvements and a general description of the means of providing water service; the approximate location and estimated size of all proposed stormwater management facilities and a statement as to the type of facility proposed.	X		
5. A description and the general location of all proposed community and public facilities (schools, fire protection, libraries, parks and similar services).			
6. For adjacent property within 200 feet including property across the road from project:		X	
a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers <sup>1</sup> and zoning. <sup>2</sup>	X		
b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. <sup>1</sup>	X		
c. Adjacent open space easements, park and recreation land.	X		
7. A delineation and description of the open space areas.	X		

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court

4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
8. A statement of those special amenities that are proposed within the development (i.e. community center, park or pool; natural areas to be preserved and incorporated into the design, etc.).	X		
9. A statement identifying easements and restrictive covenants relating to the establishment of common open space or service facility within the planned development, <sup>2</sup> and the establishment and activation of any entity that is to be responsible for the management and maintenance of any public or private common open space or service facility.			
10. The Concept Development Plan shall include a note indicating the applicant's obligation to establish any separate entity to maintain open space or service facilities prior to approval of the first record plat in the proposed development in a form approved by the County.		X	
11. Applicant's name and signature.	X		
12. If requested by the Planning Director the applicant shall provide:	X		
a. A minimum of two cross-sections on each land bay in the proposed development where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buildings.	X		
b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed development and the surrounding community.	X		
NOTE: The cross sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).	X		
L. <u>ELEVATIONS</u> . If requested by the Planning Director, the applicant shall provide front, side, and rear elevations of all non-residential buildings proposed as part of the development where they abut residentially occupied property.	X		
M. <u>INFORMATION TABULATION</u> . Provide a tabulation of the following information on the concept development plan:	X		
1. The maximum total number of dwelling units proposed by type of structure, by subarea or land bay if applicable.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
2. The maximum total square feet of building floor area proposed for nonresidential uses by type of use, by sub-area or land bay if applicable.	X		
3. The total land area, expressed in acres and as a percent of the total development area, proposed to be devoted to residential and non-residential uses; land area devoted to passive open space, active recreation, parking, etc.	X		
4. The minimum lot requirements for each proposed use, if different than the minimum lot requirements specified in the Zoning Ordinance for the district in which the lot is to be located. <sup>2</sup>	X		
5. A schedule showing the number of parking spaces provided and the number required by the provisions of Sections 5-1100. <sup>2</sup>	X		
N. <u>PHASING PLAN</u> . If the development is proposed for construction in phases during a period extending beyond a single construction season, a proposed phasing plan shall be submitted stating the proportion of the total public and private open space and public improvements and the proportion of each type of proposed use to be provided or constructed during each such stage and overall chronology of development to be followed from stage to stage.	X		
O. <u>TRAFFIC STUDY</u> . Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B.	X		
P. <u>MODIFICATIONS</u> . (For Planned Development Rezoning only). A statement identifying each of the planned development regulations or other applicable provisions of this Ordinance that the applicant proposes to be modified as part of the Concept Development Plan and the justification therefore.	X		
Q. <u>COMMUNITY MEETINGS</u> . The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.	X		
R. <u>MAILING LABELS</u> . The applicant must submit two (2) sets of pre-printed address/mailing labels with addresses of all adjacent property owners.			

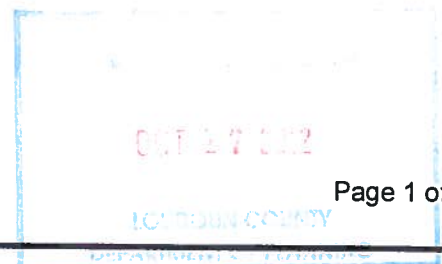
1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

#### CERTIFICATION OF APPLICATION SUBMISSION.

I hereby certify that the above stated information is included in the attached zoning map amendment application and accompanying materials.

APPLICANT SIGNATURE

Molly Narthy DATE 10/17/12



LOUDOUN COUNTY DEPARTMENT OF PLANNING  
1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177 Local (703) 777-0246

**MINIMUM SUBMISSION REQUIREMENTS FOR A  
ZONING CONCEPT PLAN AMENDMENT APPLICATION**

Application Number \_\_\_\_\_

**TO BE COMPLETED BY THE APPLICANT**

Project Name: One Loudoun ZCPA

Proposed Use: Mixed-use development

Project Location: One Loudoun: south of Route 7, west of Loudoun County Parkway and north of Marblehead Drive

Tax Map #(s): See Attachment A Parcel #(s): See Attachment A

Parcel Owner(s): See Attachment A Telephone No.: \_\_\_\_\_

Applicant/Authorized Agent: Colleen Gillis Snow & Molly M. Novotny, Cooley LLP Telephone No.: (703) 456-8105

Engineer/Surveyor: Bob Woodruff, William H. Gordon Associates Telephone No.: (703) 263-1900

Attorney: Colleen Gillis Snow, Cooley LLP Telephone No.: (703) 456-8114

Signature of Person Completing Checklist: Molly Novotny Date: 10/17/12  
\*\*\*\*\*

**TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL**

Date Received: \_\_\_\_\_ Date Reviewed: \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date Accepted/Not Accepted: \_\_\_\_\_

Reason(s) For Not Accepting: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

MCPI Number(s): \_\_\_\_\_



A. **APPLICANT RESPONSIBILITIES.** The applicant must complete all of the information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant.

All required forms are available in the Department of Planning.

Approved Deviations:

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A letter signed by the applicant and by the owner of the property granting the right of entry upon the property to the Zoning Administrator, law enforcement agents, and County inspectors for the purpose of inspecting, and bringing law enforcement to the property, during the term of any permit which may be issued is required.

B. <u>LAND DEVELOPMENT APPLICATION FORM.</u> Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Applicant's name and address and ownership interest in the subject property.	X		
2. The name and address, and signed written consent of all those having an ownership interest, if different than the applicant filing the application.	X		
3. The names and addresses of all consultants representing the applicant with respect to the proposed development plan.	X		
4. The tax map identification number(s); MCPI number(s).	X		
C. <u>CERTIFICATE OF PAYMENT OF TAXES.</u> Provide a certificate verifying that real estate taxes have been paid for all property included in the application. (A certificate of payment of taxes is available from the Treasurer's Office.)	X		
D. <u>USE VALUE ASSESSMENT PROGRAM.</u> Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. (A Land Use certificate is available from the Department of Financial Services.)			X

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
E. <u>DISCLOSURE OF REAL PARTIES IN INTEREST</u> . Provide completed disclosure form(s).	X		
F. <u>FEES</u> . Provide a check made payable to the County of Loudoun.	X		
G. <u>RECORD OF PRE-APPLICATION CONFERENCE</u> . Provide a copy of the documentation provided at the conference.	X		
H. <u>PROJECT SUMMARY</u> . Project summary detailing the following:	X		
1. The present zoning classification <sup>2</sup> and use of the subject property and adjacent land. If an existing/proposed zoning district line does not follow roads, waterways, or property lines, a metes and bounds description of the district boundary is required.	X		
2. The planned use designation of the property and adjacent land as contained in the Comprehensive Plan <sup>4</sup> and taxing district, <sup>1</sup> if applicable.	X		
I. <u>VICINITY MAP</u> . Provide 22 copies of a map labeled "Vicinity Map" at a scale of 1 inch = 1000 feet, 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map <sup>1</sup> . Include the following information on the map:	X		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD Trail. <sup>1</sup>	X		
2. For adjacent property within 200 feet, including property across the road from project, include the following: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers <sup>1</sup> and zoning <sup>2</sup> . b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. <sup>1</sup> c. Adjacent open space easements, park and recreation land.	X		
3. Jurisdictional boundaries. <sup>1</sup>	X		
4. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
J. <u>EXISTING CONDITIONS</u> . Provide 22 copies of an existing conditions plat at a scale of 1 inch = 200 feet <sup>1</sup> or other appropriate scale as approved by the Director of Planning, including the following:	X		
1. A survey showing property boundary lines, metes and bounds, utility transmission lines and public rights-of-way crossing and adjacent to the subject property.	X		
2. Topography at contours not more than five (5) feet. <sup>1</sup> (The Director may request a 2-foot contour).	X		
3. Steep slopes. <sup>1</sup>	X		
4. Water courses, drainage ways, ponds, wetlands, lakes and bodies of water. <sup>1</sup>	X		
5. The location and general description of vegetation and tree cover including: a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora; b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground) provided that areas proffered as open space or undisturbed areas may be excluded from the inventory; and c. Endangered species habitat. <sup>5</sup>		X Submitted with original One Loudoun Application	
6. The delineation of major and minor floodplain, where applicable. Use and identify the source as the Floodplain Map of Loudoun County. <sup>1</sup>	X		
7. Soils shown on the Loudoun County Soil Survey. <sup>2</sup>	X		
8. Features such as roads, stone walls, fences, structures, and other prominent features as shown on the County PCT maps. <sup>1</sup>	X		
9. Limits of any overlay districts on the property (HCC, AI, FOD, MDOD). <sup>1 or 2</sup>	X		
10. Archaeological or historical features included in the State or National Register of Historic Places. A delineation of existing structures, and an indication of their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites to determine whether the proposed development will impact those resources as preservation or mitigation of the resources may be required.		X Submitted with original One Loudoun Application	

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning
5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
11. Approximate delineation of any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.			X
12. Identification of any Federal or State permits or conditions that directly limit development on the subject property.			X
13. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management.			X
K. <u>STATEMENT OF JUSTIFICATION.</u> Provide 22 copies of a written Statement of Justification describing the proposed development's compliance with the Comprehensive Plan including the following:	X		
1. The planned use designation of the property and adjacent land as contained in the Comprehensive Plan <sup>4</sup> and taxing district <sup>1</sup> , if applicable.	X		
2. A written statement describing the proposed development's compliance with the environmental, cultural, land use, economic and fiscal, and design goals and policies of the Comprehensive Plan.	X		
3. Address the matters for consideration contained in Section 6-1211(E) of the Zoning Ordinance <sup>2</sup> .	X		
L. <u>CONCEPT PLAN.</u> Provide 22 copies of a Concept Development Plan. The Plan shall include a title block identifying the project, owner, tax map and MCPI numbers, election district, plan date and revision dates. At least one (1) set shall be at a scale of 1"=200' <sup>1</sup> (or other appropriate scale as approved by the Director of Planning) depicting or describing the following features of the development:	X		
1. A land use plan map with a description of the type, location, and nature of land use and maximum building height within each area of the development indicating the acreage and proposed density and lot requirements of each sub-area or land bay.	X		
2. A land use map that overlays the proposed land use and transportation elements over the existing conditions information submitted under Item J. This is intended to show the potential changes in topography, drainage, water features, trees and vegetation, etc., anticipated as a result of the proposed development. And to also show the measures proposed to protect or enhance the above features as well as known or potential historic features or structures, archaeological sites or cultural resources as part of the development process.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
3. A proposed traffic circulation map which illustrates both external and internal traffic ways related to the development, including existing and proposed rights-of-way, travel lanes, and other transportation improvements.	X		
4. A general description of the means of providing water service, sanitary sewerage, utilities, refuse collection, schools, fire protection, libraries, parks and similar services.	X		
5. A delineation and description of the open space areas.	X		
6. A description and the general location of all proposed community and public facilities (schools, fire protection, libraries, parks and similar services).	X		
7. A statement of those special amenities that are proposed within the development (i.e. community center, park or pool; natural areas to be preserved and incorporated into the design, etc.).	X		
8. A statement identifying easements and restrictive covenants relating to the establishment of common open space or service facility within the planned development, and the establishment and activation of any entity that is to be responsible for the management and maintenance of any public or private common open space or service facility.	X		
9. If requested by the Planning Director, the applicant shall provide: a. A minimum of two cross-sections on each land bay in the proposed development where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buildings. b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed development and the surrounding community. <i>Note: The cross-sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).</i>			
10. If requested by the Planning Director, the applicant shall provide front, side and rear elevations of all non-residential buildings proposed as part of the development where they abut residentially occupied property.			X
11. The Concept Development Plan shall include a note indicating the applicant's obligation to establish any separate entity to maintain open space or service facilities prior to approval of the first record plat in the proposed development in a form approved by the County.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
M. <b>INFORMATION TABULATION.</b> Provide a tabulation of the following information on the Concept Development Plan:	X		
1. The maximum total number of dwelling units proposed by type of structure, by sub-area or land bay if applicable.	X		
2. The maximum total square feet of building floor area proposed for nonresidential uses by type of use, by sub-area or land bay if applicable.	X		
3. The total land area, expressed in acres and as a percent of the total development area, proposed to be devoted to residential and non-residential uses.	X		
4. The minimum lot requirements for each proposed use, if different than the minimum lot requirements specified in the Zoning Ordinance for the district in which the lot is to be located.	X		
N. <b>PHASING PLAN.</b> If the planned development is proposed for construction in phases during a period extending beyond a single construction season, a phasing plan shall be submitted stating the proportion of the total public and private open space and public improvements and the proportion of each type of proposed use to be provided or constructed during each such stage and overall chronology of development to be followed from stage to stage.	X		
O. <b>TRAFFIC STUDY.</b> Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B including the following elements:	X		
1. Study area.	X		
2. Traffic count locations.	X		
3. Trip generation.	X		
4. Traffic volume projections.	X		
5. Level of service analysis.	X		
6. Minimum roadway/intersection level of service standards.	X		
7. Background traffic assumptions.	X		
8. Traffic/trip distribution.	X		
9. Level of service calculation assumptions.	X		
10. Mode choice.	X		
11. Safety Locations.	X		
12. Traffic mitigation measures.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
P. <u>MODIFICATIONS</u> . A statement identifying each of the planned development regulations or other applicable provisions of this Ordinance, which the applicant proposes to be modified as part of the Concept Development Plan, the proposed modified regulations and the justification therefore.	X		
Q. <u>COMMUNITY MEETINGS</u> . The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.	X		
R. <u>MAILING LABELS</u> . The applicant must submit two (2) sets of pre-printed address/mailing labels with addresses of all adjacent property owners.	X		

**S. CERTIFICATION OF APPLICATION SUBMISSION.**

I hereby certify that the above stated information is included in the attached zoning concept plan amendment application and accompanying materials.

APPLICANT SIGNATURE

Molly Naughton DATE 10/17/12

Application: \_\_\_\_\_ Accepted \_\_\_\_\_ Rejected

Checklist Reviewer \_\_\_\_\_

Date \_\_\_\_\_

**Attachment A****One Loudoun ZCPA Parcels**

<b>MCPI</b>	<b>PIN</b>	<b>Property Owner</b>
057-10-2844	63/////////4/	One Loudoun Holdings LLC
057-10-4887	/63///9////7/	One Loudoun Downtown LLC
057-10-1401	/63///9////5/	One Loudoun Holdings LLC
057-10-1684	/63///9////4/	One Loudoun Downtown LLC
057-19-9739	/63///9////6/	One Loudoun Downtown LLC
057-10-0299	/63///9////3/	One Loudoun Holdings LLC
057-10-0483	/63///9////2/	One Loudoun Holdings LLC
058-49-6962	/63///9////9/	One Loudoun Holdings LLC
057-19-6686	/63///9////1/	One Loudoun Holdings LLC
058-49-5342	/63///9////8/	One Loudoun Downtown LLC
057-18-9133	/63//10////7/	One Loudoun Holdings LLC
057-28-9607	/63//10////8/	One Loudoun Holdings LLC
057-18-0288	n/a	
057-08-4894	n/a	



LOUDOUN COUNTY DEPARTMENT OF PLANNING

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177 Local (703) 777-0246

MINIMUM SUBMISSION REQUIREMENTS FOR SPECIAL EXCEPTION APPLICATION

Application No. \_\_\_\_\_

TO BE COMPLETED BY THE APPLICANT

Project Name: One Loudoun SPEX height in PD-SA

Proposed Use: To allow a stadium and related buildings to exceed the 45-foot height limitation in the PD-SA district

Project Location: One Loudoun: South of Route 7 and west of Loudoun County Parkway

Tax Map #(s): 057-10-2844 Parcel #(s): 63/////////4/

Parcel Owner(s): One Loudoun Holdings LLC Telephone No.: \_\_\_\_\_

Applicant/Authorized Agent: Colleen Gillis Snow and Molly M. Novotny, Cooley LLP Telephone No.: (703) 456-8105

Engineer/Surveyor: Bob Woodruff, William H. Gordon Associates Telephone No.: (703) 263-1900

Attorney: Colleen Gillis Snow, Cooley LLP Telephone No.: (703) 456-8114

Signature of Person Completing Checklist: Molly Novotny Date: 10/17/12

\*\*\*\*\*

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: \_\_\_\_\_ Date Reviewed: \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date Accepted/Not Accepted: \_\_\_\_\_

Reason(s) For Not Accepting: \_\_\_\_\_

MCPI Number(s): \_\_\_\_\_

A. **APPLICANT RESPONSIBILITIES.** The applicant must complete all of the Special Exception information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant.

All required forms are available in the Department of Planning.

Approved Deviations:

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B. <b>LAND DEVELOPMENT APPLICATION FORM.</b> Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Name of the applicant(s).	X		
2. Applicant(s) address: city/state/zip.	X		
3. Applicant(s) telephone number(s).	X		
4. Authorized representative.	X		
5. Representative's address: city/state/zip code.	X		
6. Representative's telephone number(s).	X		
7. Property owner(s).	X		
8. Property owner(s) address: city/state/zip code.	X		
9. Property owner(s) telephone number(s).	X		
10. Present zoning classification(s). <sup>2</sup>	X		
11. Project location.	X		
12. Tax map & parcel number(s); MCPI number(s).	X		
13. Proposed name of the subdivision, development or business.	X		
14. Election district(s) in which the proposed special exception is located.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
15. Signature of the applicant.	X		
16. Signature of the owner.	X		
C. <u>CERTIFICATE OF PAYMENT OF TAXES.</u> Provide a certificate verifying that real estate taxes have been paid for all property included in the application. <i>(A certificate of payment of taxes is available from the Treasurer's Office.)</i>	X		
D. <u>USE VALUE ASSESSMENT PROGRAM.</u> Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. <i>(A Land Use certificate is available from the Department of Financial Services.)</i>			X
E. <u>DISCLOSURE OF REAL PARTIES IN INTEREST.</u> Provide completed disclosure form(s).	X		
F. <u>FEES.</u> Provide a check made payable to the County of Loudoun.	X		
G. <u>BUILDING DESIGN.</u> Provide 15 copies of floor plans and elevations for the front, sides, and rear of any on-site structures proposed.			X
H. <u>RECORD OF PRE-APPLICATION CONFERENCE.</u> Provide a copy of the documentation provided at the conference.	X		
I. <u>STATEMENT OF JUSTIFICATION.</u> Provide 15 copies of a written Statement of Justification describing the project and detailing the reason(s) why the granting of a special exception is appropriate. The statement must address the issues for consideration in Section 6-1310 of the Zoning Ordinance including a description of the proposed development's compliance with the environmental, cultural, land use, economic and fiscal, and design goals and policies of the Comprehensive Plan.	X		
J. <u>VICINITY MAP.</u> Provide 15 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map. <sup>1</sup> Include the following information on the map:	X		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD Trail. <sup>1</sup>	X		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area. <sup>1</sup>	X		
3. For adjacent property within 200 feet including property across the road from project, include the following: a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers <sup>1</sup> and zoning <sup>2</sup> . b. Existing and proposed land uses at time of submission; lots; existing structures within 200 feet of the proposed project. <sup>1</sup> c. Adjacent open space easements, park and recreation land.	X		
4. Jurisdictional boundaries. <sup>1</sup>	X		

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court

4. Information available from the Department of Planning

<p>K. <b>SPECIAL EXCEPTION PLAT.</b> Submit 15 copies of the plan at a scale of 1 inch = 200 feet.<sup>1</sup> If the proposed plan is not submitted at 1" = 200', a deviation to a more meaningful scale may be requested. At least three (3) plans must be provided at 1" = 200'. Four (4) copies are required when floodplain or mountainside exists on a site. To facilitate review of issues for consideration in Section 6-1310 of the Zoning Ordinance, the special exception plat shall include the following information:</p>			
	SUBMITTED		
	YES	NO	N/A
1. The scale, north point and date. <sup>1</sup>	X		
2. The boundary of the property showing bearings and distances. <sup>1</sup>	X		
3. Owner's names and zoning of adjacent property. <sup>2</sup>	X		
4. Signature of the property owner or applicant.	X		
5. Archaeological or historical features included in the State or National Register of Historic Places. <ul style="list-style-type: none"> <li>a. Existing and proposed buildings; structures, walls, and fences on site.<sup>1</sup> For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished.</li> <li>b. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.</li> </ul>		X Submitted with original One Loudoun application	
6. a. Show location and area footprint, height of proposed use and identify use. Dimensions must be drawn to scale. b. Parking/loading areas: building and parking setbacks (front, side and rear). <sup>2</sup> Dimensions must be drawn to scale.		X	
7. The proposed location, lighting and type of sign.		X	
8. Adjacent property information including property across the road from project: <ul style="list-style-type: none"> <li>a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers and zoning.<sup>1</sup></li> <li>b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project.<sup>1</sup></li> <li>c. Existing and proposed abutting roads and their right-of-way widths.</li> <li>d. Existing nonresidential access points, existing and proposed roadway intersections and median breaks.<sup>1</sup></li> <li>f. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan.<sup>4</sup></li> </ul>	X		
9. Location of proposed/existing well and septic system. Provision of evidence that application has been made to the County Health Department for proposed project's sewer and water systems if Loudoun County Sanitation Authority service is not available.	X		

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court

4. Information available from the Department of Planning

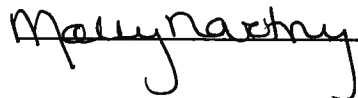
	SUBMITTED		
	YES	NO	N/A
10. On-site roadway information including: <sup>1</sup> a. Existing and proposed access points to existing state road system including roadway entrance widths. b. Existing and proposed locations of internal through public street network and right-of-way widths; access points with adjacent parcels.	X		
11. Include parking/loading areas.		X	
12. The location and general description of vegetation and existing tree cover including: a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora; b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground); and c. Endangered species habitat <sup>5</sup> . d. The nature and extent of existing and/or proposed landscaping, screening or buffering on the site.		X  Submitted with original One Loudoun Application	
13. Topography at contours not more than five (5) feet. <i>Note: The Director may request a two (2) foot contour.</i>	X		
14. The location of any steep slopes.	X		
15. The location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management.			X
16. Where applicable, the limits of floodplain boundaries are to be delineated. The plan shall utilize and identify the source as the Floodplain Map of Loudoun County.	X		
17. Limits of any overlay districts on the property (HCC, AI, FOD, MDOD). <sup>2</sup>	X		
18. If requested by the Planning Director the applicant shall provide: a. A minimum of two cross-sections where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buildings. b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed development and the surrounding community. <i>Note: The cross-sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).</i>		X	

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning
5. Information available from the State Department of Natural Resources

	SUBMITTED		
	YES	NO	N/A
19. Identification of any Federal or State permits or conditions that directly limit development on the subject property.			X
L. <u>TRAFFIC STUDY</u> . Provide 6 copies of a traffic analysis indicating the relationship of the proposed development to traffic, road and transit use and plans according to FSM Section 4-200B including the following elements:	X		
1. Study area.	X		
2. Traffic count locations.	X		
3. Trip generation.	X		
4. Traffic volume projections.	X		
5. Level of service analysis.	X		
6. Minimum roadway/intersection level of service standards.	X		
7. Background traffic assumptions.	X		
8. Traffic/trip distribution.	X		
9. Level of service calculation assumptions.	X		
10. Mode choice.	X		
11. Safety locations.	X		
12. Traffic mitigation measures.	X		

- M. COMMUNITY MEETINGS. The applicant must submit a list or schedule of meetings between the applicant and the surrounding communities either held or scheduled to be held.
- N. MAILING LABELS. The applicant must submit two (2) sets of pre-printed address/ mailing labels with addresses of all adjacent property owners.
- O. CERTIFICATION OF APPLICATION SUBMISSION. I hereby certify that the above stated information is included in the attached special exception application and accompanying materials. Further, I have included on the site plan any conditions required by proffers of an approved rezoning for this site, or required by a variance approval, special agreements or covenants.

APPLICANT SIGNATURE

 DATE 10/17/12

Application: \_\_\_\_\_ Accepted \_\_\_\_\_ Rejected

Checklist Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Loudoun County Real Estate Tax History  
[Contact Us](#)

## Tax History



Tax Map Number: /63//IIIIII/I/  
 PIN: 057-10-2844-000

For details on total taxes paid, click on the applicable year. If UNPAID status indicated, click on applicable year for total amount now due, including late payment penalty, interest or other applicable fees.

Levy Year	Tax District	Supplement	Annual Taxable Assessment	Tax Rate	Annual Tax Levied	1st Half Pay Status	2nd Half Pay Status
2012	Regular		\$55,200,000	1.235	\$681,720.00	Fully Paid	Unpaid
2011	Regular		\$55,200,000	1.285	\$709,320.00	Fully Paid	Fully Paid
2010	Regular		\$55,200,000	1.3	\$717,600.00	Fully Paid	Fully Paid
2009	Regular		\$55,200,000	1.245	\$687,239.99	Fully Paid	Fully Paid
2008	Regular		\$79,000,000	1.14	\$900,600.00	Fully Paid	Fully Paid
2007	Regular		\$40,146,200	0.917	\$368,140.65	Fully Paid	Fully Paid
	Fire/EMS		\$40,146,200	0.043	\$17,262.87	Fully Paid	Fully Paid
2006	Regular		\$30,872,200	0.89	\$274,762.58	Fully Paid	Fully Paid
2005	Regular		\$20,700,800	1.04	\$215,288.32	Fully Paid	Fully Paid
2004	Regular		\$12,641,900	1.1075	\$140,009.04	Fully Paid	Fully Paid
2003	Regular		\$1,047,700	1.11	\$11,629.47	Fully Paid	Fully Paid
2002	Regular		\$903,600	1.05	\$9,487.80	Fully Paid	Fully Paid
2001	Regular		\$903,600	1.08	\$9,758.88	Fully Paid	Fully Paid
2000	Regular		\$1,023,700	1.08	\$11,055.96	Fully Paid	Fully Paid
1999	Regular		\$1,064,000	1.11	\$11,810.40	Fully Paid	Fully Paid
1998	Regular		\$1,064,000	1.11	\$11,810.40	Fully Paid	Fully Paid
1997	Regular		\$876,800	1.06	\$9,294.08	Fully Paid	Fully Paid
1996	Regular		\$876,800	1.03	\$9,031.04	Fully Paid	Fully Paid
1995	Regular		\$751,900	0.99	\$7,443.81	Fully Paid	Fully Paid
1994	Regular		\$751,900	1.02	\$7,669.38	Fully Paid	Fully Paid
1993	Regular		\$1,089,000	1	\$10,890.00	Fully Paid	Fully Paid
1992	Regular		\$2,187,700	0.96	\$21,001.92	Fully Paid	Fully Paid
1991	Regular		\$2,811,900	0.94	\$26,431.86	N/A	Fully Paid
1990	Regular		\$3,809,700	0.85	\$32,382.45	N/A	Fully Paid
1989	Regular		\$3,809,700	0.88	\$33,525.36	N/A	Fully Paid
1988	Regular		\$2,073,142	0.95	\$19,694.85	N/A	Fully Paid
1987	Regular		\$1,395,000	0.88	\$12,276.00	N/A	Fully Paid

**Loudoun County Real Estate Tax History**[Contact Us](#)**Real Estate Tax - 2012**[Pay Taxes](#)**Owner and Legal**

<b>PIN:</b> 057-10-2844-000	<b>Tax Map:</b> /63/////////4/
<b>Current Owner Name&amp; Address:</b> ONE LOUDOUN HOLDINGS LLC 8401 GREENSBORO DR STE 450 MCLEAN VA 22102-5113	<b>Jan 1 Owner Name&amp; Address:</b> ONE LOUDOUN HOLDINGS LLC 8401 GREENSBORO DR STE 450 MCLEAN VA 22102-5113
<b>Legal Description:</b> L & G PIKE (4A) 200911250078820P  201009290059874 TR DEED	<b>Acreage:</b> 312.72 <b>Land Use:</b> No
<b>Annual Taxable Assessment:</b> \$55,200,000	

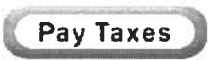
<b>District:</b> Regular		<b>Supplement:</b>		<b>Tax Rate:</b> 1.235 per \$100 assessed value	
<b>1<sup>st</sup> Half</b>		<b>Original Due Date:</b> 6/5/2012		<b>Date Levied:</b> 4/4/2012	
<b>Taxable Assessment:</b> \$27,600,000		<b>Waiver Date:</b>		<b>Date Last Paid:</b> 5/29/2012	
	<b>Tax Amount</b>	<b>Late Penalty</b>	<b>Interest Amount</b>	<b>Fees</b>	<b>Total Amount</b>
<b>Levied:</b>	\$340,860.00				\$340,860.00
<b>Paid:</b>	\$340,860.00	\$0.00	\$0.00	\$0.00	\$340,860.00
<b>Refunded:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Due:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

<b>District:</b> Regular		<b>Supplement:</b>		<b>Tax Rate:</b> 1.235 per \$100 assessed value	
<b>2<sup>nd</sup> Half</b>		<b>Original Due Date:</b> 12/5/2012		<b>Date Levied:</b> 4/4/2012	
<b>Taxable Assessment:</b> \$27,600,000		<b>Waiver Date:</b>		<b>Date Last Paid:</b>	
	<b>Tax Amount</b>	<b>Late Penalty</b>	<b>Interest Amount</b>	<b>Fees</b>	<b>Total Amount</b>
<b>Levied:</b>	\$340,860.00				\$340,860.00
<b>Paid:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Refunded:</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Due:</b>	\$340,860.00	\$0.00	\$0.00	\$0.00	\$340,860.00

**Date of Query:** 10/25/2012



Tax History



No Data to Display for: PIN 057289607000

**Loudoun County Real Estate Tax History**

**Contact Us**

**Tax History**

**Pay Taxes**

**No Data to Display for: PIN 057189133000**

Tax History

Pay Taxes

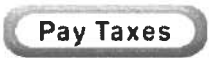
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Tax History

Pay Taxes

No Data to Display for: PIN 058496962000

Tax History



No Data to Display for: PIN 057196686000

**Loudoun County Real Estate Tax History**

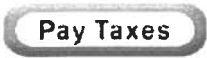
**Contact Us**

**Tax History**

**Pay Taxes**

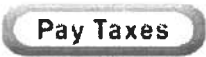
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Tax History



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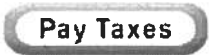
Tax History



No Data to Display for: PIN 057100299000



Tax History



No Data to Display for: PIN 057101401000

Tax History

Pay Taxes

No Data to Display for: PIN 057100483000

Tax History

Pay Taxes

No Data to Display for: PIN 057101684000

I, Molly M. Novotny, do hereby state that I am an

     Applicant

X Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): ZCPA- 2012 - and SPEX-2012-

and that to the best of my knowledge and belief, the following information is true:

**C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS**

**1. REAL PARTIES IN INTEREST**

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the forgoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i><b>PIN</b></i>	<i><b>NAME (First, M.I., Last)</b></i>	<i><b>ADDRESS (Street, City, State, Zip Code)</b></i>	<i><b>RELATIONSHIP (Listed in bold above)</b></i>
See Exhibit A	One Loudoun Holdings LLC - William C. May - Malcolm N. Haith	8401 Greensboro Drive Suite 450 McLean, VA 22102	Title Owner / Applicant
	William H. Gordon Associates, Inc. - Robert W. Woodruff - David A. Rice - William E. Junda - Christopher D. Stephenson - Chad A. Wallen	4501 Daly Drive Suite 200 Chantilly, VA 20151	Civil Engineer / Agent
	Gorove/Slade Associates, Inc. - Christopher M. Tacinelli - Tushar A. Awar	3914 Centreville Road Suite 330 Chantilly, VA 20151	Transportation Engineer / Agent

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

X There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

I, Molly M. Novotny, do hereby state that I am an

     Applicant

X Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): ZCPA 2012-

and that to the best of my knowledge and belief, the following information is true:

**C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS**

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The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the forgoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i><b>PIN</b></i>	<i><b>NAME (First, M.I., Last)</b></i>	<i><b>ADDRESS (Street, City, State, Zip Code)</b></i>	<i><b>RELATIONSHIP (Listed in bold above)</b></i>
057-10-1684 057-10-4887 057-19-9739	One Loudoun Downtown LLC - William C. May - Malcolm N. Haith	8401 Greensboro Drive Suite 450 McLean, VA 22102	Title Owner
	Cooley LLP - Antonio J. Calabrese - Mark C. Looney - Colleen P. Gillis Snow - Jill S. Parks - Brian J. Winterhalter - Shane M. Murphy - Jeffrey A. Nein - Ben I. Wales - Molly M. Novotny	One Freedom Square Reston Town Center 11951 Freedom Drive Reston, VA 20190-5656	Attorney / Agent

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

     There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

One Loudoun Holdings LLC, 8450 Greensboro Drive, Suite 450, McLean, VA 22102

### Description of Corporation:

X *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
NASH One Loudoun LLC	
Miller and Smith at One Loudoun, L.L.C.	

### Names of Officers and Directors:

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>
William C. May	Vice President
Sumio (nmi) Wada	Director
Tomoo (nmi) Nojima	Director
Satoshi (nmi) Yoshimura	Director
Alvin D. Hall	Director
Charles F. Stuart, Jr.	Director

Check if applicable:

X *There is additional Corporation Information. See Attachment to Paragraph C-2.*

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

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**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

NASH One Loudoun LLC, 2101 Wilson Boulevard, Suite 1004, Arlington, VA 22201

**Description of Corporation:**

X *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<i><b>SHAREHOLDER NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>SHAREHOLDER NAME</b></i> <i><b>(First, M.I., Last)</b></i>
North America Sekisui House, LLC	

**Names of Officers and Directors:**

<i><b>NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>Title</b></i> <i><b>(e.g. President, Treasurer)</b></i>

Check if applicable:

X *There is additional Corporation Information. See Attachment to Paragraph C-2.*

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**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

North America Sekisui House, LLC, 2101 Wilson Boulevard, Suite 1004, Arlington, VA 22201

**Description of Corporation:**

X *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<i><b>SHAREHOLDER NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>SHAREHOLDER NAME</b></i> <i><b>(First, M.I., Last)</b></i>
Sekisui House, Ltd.	

**Names of Officers and Directors:**

<i><b>NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>Title</b></i> <i><b>(e.g. President, Treasurer)</b></i>

Check if applicable:

X *There is additional Corporation Information. See Attachment to Paragraph C-2.*



## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Sekisui House, Ltd. 2101 Wilson Boulevard, Suite 1004, Arlington, VA 22201

**Description of Corporation:**

☐ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☒ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

**Names of Shareholders:**

<i>SHAREHOLDER NAME</i> <i>(First, M.I., Last)</i>	<i>SHAREHOLDER NAME</i> <i>(First, M.I., Last)</i>

**Names of Officers and Directors:**

<i>NAME</i> <i>(First, M.I., Last)</i>	<i>Title</i> <i>(e.g. President, Treasurer)</i>

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

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**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Miller and Smith at One Loudoun, L.L.C., 8450 Greensboro Dr, Suite 450, McLean, VA 22102

**Description of Corporation:**

X *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Gordon V. Smith	
HNS, L.L.C.	
CFS, L.L.C.	
D. I. Smith, L.L.C.	
T. Dale Hall	
Miller and Smith, L.L.C.	

**Names of Officers and Directors:**

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>

Check if applicable:

X *There is additional Corporation Information. See Attachment to Paragraph C-2.*

**2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)**

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

HNS, L.L.C., 8450 Greensboro Drive, Suite 450, McLean, VA 22102

**Description of Corporation:**

  X   *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Alvin D. Hall	
Richard J. North	
Spencer R. Stouffer	

**Names of Officers and Directors:**

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

  X   There is additional Corporation Information. See Attachment to Paragraph C-2.

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

CFS, L.L.C., 8450 Greensboro Drive, Suite 450, McLean, VA 22102

**Description of Corporation:**

X *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Charles F. Stuart, Jr.	

**Names of Officers and Directors:**

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

X *There is additional Corporation Information. See Attachment to Paragraph C-2.*

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

D.I. Smith, L.L.C., 8450 Greensboro Drive, Suite 450, McLean, VA 22102

**Description of Corporation:**

  X   *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<i><b>SHAREHOLDER NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>SHAREHOLDER NAME</b></i> <i><b>(First, M.I., Last)</b></i>
Douglas I. Smith	

**Names of Officers and Directors:**

<i><b>NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>Title</b></i> <i><b>(e.g. President, Treasurer)</b></i>

Check if applicable:

  X   There is additional Corporation Information. See Attachment to Paragraph C-2.

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Miller and Smith, L.L.C., 8450 Greensboro Drive, Suite 450, McLean, VA 22102

**Description of Corporation:**

X *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<i><b>SHAREHOLDER NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>SHAREHOLDER NAME</b></i> <i><b>(First, M.I., Last)</b></i>
Gordon V. Smith	Cynthia J. Skarbek
Alvin D. Hall	
Richard J. North	
Spencer R. Stouffer	
Charles F. Stuart, Jr.	
Douglas I. Smith	
T. Dale Hall	
Bruce G. Smith	

**Names of Officers and Directors:**

<i><b>NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>Title</b></i> <i><b>(e.g. President, Treasurer)</b></i>

Check if applicable:

X *There is additional Corporation Information. See Attachment to Paragraph C-2.*

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land,** all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

One Loudoun Downtown LLC, 8450 Greensboro Drive, Suite 450, McLean, VA 22102

### Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Miller and Smith at One Loudoun, L.L.C.	
Nash Old, LLC	

### Names of Officers and Directors:

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>
Sumio (nmi) Wada	Director
Tomoo (nmi) Nojima	Director
Satoshi (nmi) Yoshimura	Director
Alvin D. Hall	Director
Charles F. Stuart, Jr.	Director

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Nash Old, LLC, 2101 Wilson Boulevard, Suite 1004, Arlington, VA 22201

### Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
North America Sekisui House, LLC	
Sekisui House, Ltd.	

### Names of Officers and Directors:

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.



**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

William H. Gordon Associates, Inc., 4501 Daly Drive, Suite 200, Chantilly, VA 20151

**Description of Corporation:**

X *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
William H. Gordon	Mark A. Dyck
R. Steven Hulsey	Kevin D. Nelson
Joseph W. McClellan	Stanley D. Heiser
Eugene C. Dorn	J. Scott Peterson
Robert W. Woodruff	William E. Junda
Paula M. Fleckenstein	
Robert W. Walker	
Louise (nmi) Zwicker	

**Names of Officers and Directors:**

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

X *There is additional Corporation Information. See Attachment to Paragraph C-2.*

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Gorove/Slade Associates, Inc., 3914 Centreville Road, Suite 330, Chantilly, VA 20151

### Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Christopher M. Tacinelli	
Chad A. Baird	
Daniel B. VanPelt	
Erwin N. Andres	

### Names of Officers and Directors:

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

### 3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

**Partnership name and address:** (complete name, street address, city, state, zip)

Cooley LLP, 11951 Freedom Drive, Reston, VA 20190

  X   (check if applicable) The above-listed partnership has no limited partners.

**Names and titles of the Partners:**

<b><i>NAME</i></b> <b><i>(First, M.I., Last)</i></b>	<b><i>Title</i></b> <b><i>(e.g. General Partner, Limited Partner, etc)</i></b>
Gian-Michele a Marca	Partner
Jane K. Adams	Partner
Maureen P. Alger	Partner
DeAnna D. Allen	Partner
Thomas R. Amis	Partner
Mazda K. Antia	Partner
Orion (nmi) Armon	Partner
Gordon C. Atkinson	Partner
Michael A. Attanasio	Partner
Jonathan P. Bach	Partner
Charles J. Bair	Partner
Scott S. Balber	Partner
Celia Goldwag Barenholtz	Partner
Frederick D. Baron	Partner
Matthew S. Bartus	Partner
James A. Beldner	Partner

Check if applicable:

  X   Additional Partnership information attached. See Attachment to Paragraph C-3.

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)	NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)
Keith J. Berets	Partner	Robert L. Eisenbach, III	Partner
Connie N. Bertram	Partner	Gordon H. Empey	Partner
Laura Grossfield Birger	Partner	Sonya F. Erickson	Partner
Barbara L. Borden	Partner	Lester J. Fagen	Partner
Thomas A. Blinka	Partner	Brent D. Fassett	Partner
Ian B. Blumenstein	Partner	David J. Fischer	Partner
Jodie M. Bourdet	Partner	M. Wainwright Fishburn, Jr.	Partner
Wendy J. Brenner	Partner	Richard H. Frank	Partner
Matthew J. Brigham	Partner	Steven L. Friedlander	Partner
James P. Brogan	Partner	Thomas J. Friel, Jr.	Partner
Nicole C. Brookshire	Partner	Francis (nmi) Fryscak	Partner
Matthew D. Brown	Partner	Koji F. Fukumura	Partner
Alfred L. Browne, III	Partner	James F. Fulton, Jr.	Partner
Matthew T. Browne	Partner	William S. Galliani	Partner
Peter F. Burns	Partner	W. Andrew H. Gantt III	Partner
Robert T. Cahill	Partner	Stephen D. Gardner	Partner
Antonio J. Calabrese	Partner	Jon E. Gavenman	Partner
Christopher C. Campbell	Partner	Colleen P. Gillis Snow	Partner
Roel C. Campos	Partner	Kathleen A. Goodhart	Partner
William Lesse Castleberry	Partner	Lawrence C. Gottlieb	Partner
Lynda K. Chandler	Partner	Shane L. Goudey	Partner
Dennis (nmi) Childs	Partner	William E. Grauer	Partner
William T. Christiansen, II	Partner	Jonathan G. Graves	Partner
Sean M. Clayton	Partner	Jacqueline I. Grise	Partner
Samuel S. Coates	Partner	Kenneth L. Guernsey	Partner
Alan S. Cohen	Partner	Patrick P. Gunn	Partner
Jeffrey L. Cohen	Partner	Jeffrey M. Gutkin	Partner
Thomas A. Coll	Partner	John B. Hale	Partner
Joseph W. Conroy	Partner	Danish (nmi) Hamid	Partner
Jennifer B. Coplan	Partner	Bernard L. Hatcher	Partner
Carolyn L. Craig	Partner	Matthew B. Hemington	Partner
John W. Crittenden	Partner	David M. Hernand	Partner
Janet L. Cullum	Partner	Cathy Rae Hershcopf	Partner
Nathan K. Cummings	Partner	John (nmi) Hession	Partner
John A. Dado	Partner	Gordon K. Ho	Partner
Benjamin G. Damstedt	Partner	Suzanne Sawochka Hooper	Partner
Craig E. Dauchy	Partner	Lila W. Hope	Partner
Wendy (nmi) Davis	Partner	Mark M. Hrenya	Partner
Renee R. Deming	Partner	Christopher R. Hutter	Partner
Joseph M. Drayton	Partner	Jay R. Indyke	Partner
Darren K. DeStefano	Partner	Craig D. Jacoby	Partner
Jennifer Fonner DiNucci	Partner	Chrystal N. Jensen	Partner
Michelle C. Doolin	Partner	Eric C. Jensen	Partner
Christopher (nmi) Durbin	Partner	Mark L. Johnson	Partner
John C. Dwyer	Partner	Robert L. Jones	Partner
Shannon (nmi) Eagan	Partner		
Erik S. Edwards	Partner		

Check if applicable:

X  Additional information for Item C-3 is included on an additional copy of page C-3.

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)	NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)
Barclay J. Kamb	Partner	Craig A. Menden	Partner
Richard S. Kanowitz	Partner	Erik B. Milch	Partner
Kimberly J. Kaplan-Gross	Partner	Robert H. Miller	Partner
Jeffrey S. Karr	Partner	Chadwick L. Mills	Partner
Sally A. Kay	Partner	Patrick J. Mitchell	Partner
Heidi M. Keefe	Partner	Ali M.M. Mojdehi	Partner
Kevin F. Kelly	Partner	Ann M. Mooney	Partner
Jason L. Kent	Partner	Timothy J. Moore	Partner
Charles S. Kim	Partner	William B. Morrow III	Partner
Kevin M. King	Partner	Howard (nmi) Morse	Partner
James C. Kitch	Partner	Frederick T. Muto	Partner
Michael J. Klisch	Partner	Ryan (nmi) Naftulin	Partner
Jason M. Koral	Partner	Stephen C. Neal	Partner
Barbara A. Kosacz	Partner	Alison (nmi) Newman	Partner
Kenneth J. Krisko	Partner	William H. O'Brien	Partner
John S. Kyle	Partner	Thomas D. O'Connor	Partner
Carol Denise Laherty	Partner	Ian (nmi) O'Donnell	Partner
Mark F. Lambert	Partner	Kathleen (nmi) Pakenham	Partner
Matthew E. Langer	Partner	Nikesh (nmi) Patel	Partner
Samantha M. LaPine	Partner	Timothy G. Patterson	Partner
John G. Lavoie	Partner	Amy Elizabeth Paye	Partner
Robin J. Lee	Partner	Anne H. Peck	Partner
Ronald S. Lemieux	Partner	D. Bradley Peck	Partner
Natasha (nmi) Leskovsek	Partner	David G. Peinsipp	Partner
Shira Nadich Levin	Partner	Nicole K. Peppe	Partner
Alan (nmi) Levine	Partner	Susan Cooper Philpot	Partner
Michael S. Levinson	Partner	Benjamin D. Pierson	Partner
Stephane (nmi) Levy	Partner	Frank V. Pietrantonio	Partner
Elizabeth L. Lewis	Partner	Mark B. Pitchford	Partner
Michael R. Lincoln	Partner	Michael L. Platt	Partner
James C. T. Linfield	Partner	Christian E. Plaza	Partner
David A. Lipkin	Partner	Anna B. Pope	Partner
Chet F. Lipton	Partner	Marya A. Postner	Partner
Cliff Z. Liu	Partner	Steve M. Przesmicki	Partner
Samuel M. Livermore	Partner	Seth A. Rafkin	Partner
Douglas P. Lobel	Partner	Frank F. Rahmani	Partner
J. Patrick Loofbourrow	Partner	Marc (nmi) Recht	Partner
Mark C. Looney	Partner	Thomas Z. Reicher	Partner
Robert B. Lovett	Partner	Michael G. Rhodes	Partner
Andrew P. Lustig	Partner	Michelle S. Rhyu	Partner
Lori (nmi) Mason	Partner	Lyle (nmi) Roberts	Partner
Thomas O. Mason	Partner	John W. Robertson	Partner
Jennifer (nmi) Massey	Partner	Ricardo (nmi) Rodriguez	Partner
Keith A. McDaniels	Partner	Kenneth J. Rollins	Partner
Michael J. McGrail	Partner	Richard S. Rothberg	Partner
John T. McKenna	Partner	Adam J. Rutenberg	Partner
Bonnie Weiss McLeod	Partner	Thomas R. Salley, III	Partner
Mark A. Medearis	Partner	Jessica Valenzuela Santamaria	Partner
Laura M. Medina	Partner		

Check if applicable:

X Additional information for Item C-3 is included on an additional copy of page C-3.



#### 4. **ADDITIONAL INFORMATION**

- a. One of the following options **must** be checked:

☐ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(a).*

- b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

**EXCEPT AS FOLLOWS: (If none, so state). None**

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(b).*

- c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

**EXCEPT AS FOLLOWS: (If none, so state). None**

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(c).*

**D. COMPLETENESS**

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

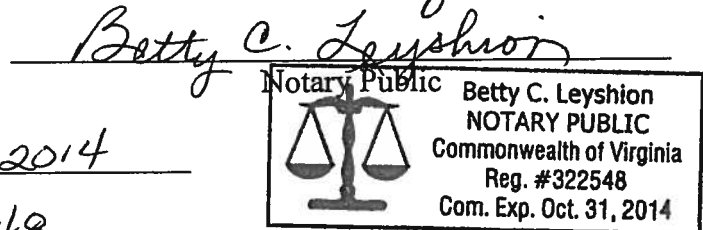
WITNESS the following signature:

Molly M. Novotny  
check one: ☐ Applicant or ☒ Applicant's Authorized Agent  
Molly M. Novotny, Senior Land Use Planner  
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 9<sup>th</sup> day of October 2012, in  
the ~~State~~/Commonwealth of Virginia, in the County/City of Fairfax.

My Commission Expires: 10/31/2014

Notary Registration Number: 322548





I, Molly M. Novotny, do hereby state that I am an

     Applicant

X Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): ZMAP- 2012 -

and that to the best of my knowledge and belief, the following information is true:

**C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS**

**1. REAL PARTIES IN INTEREST**

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the forgoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i><b>PIN</b></i>	<i><b>NAME (First, M.I., Last)</b></i>	<i><b>ADDRESS (Street, City, State, Zip Code)</b></i>	<i><b>RELATIONSHIP (Listed in bold above)</b></i>
057-10-2844	One Loudoun Holdings LLC - William C. May - Malcolm N. Haith	8401 Greensboro Drive Suite 450 McLean, VA 22102	Title Owner / Applicant
	William H. Gordon Associates, Inc. - Robert W. Woodruff - David A. Rice - William E. Junda - Christopher D. Stephenson - Chad A. Wallen	4501 Daly Drive Suite 200 Chantilly, VA 20151	Civil Engineer / Agent
	Gorove/Slade Associates, Inc. - Christopher M. Tacinelli - Tushar A. Awar	3914 Centreville Road Suite 330 Chantilly, VA 20151	Transportation Engineer / Agent

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

X There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

I, Molly M. Novotny, do hereby state that I am an  
     Applicant

X Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): ZMAP- 2012-

and that to the best of my knowledge and belief, the following information is true:

**C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS**

**1. REAL PARTIES IN INTEREST**

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the forgoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i><b>PIN</b></i>	<i><b>NAME (First, M.I., Last)</b></i>	<i><b>ADDRESS (Street, City, State, Zip Code)</b></i>	<i><b>RELATIONSHIP (Listed in bold above)</b></i>
	Virginia Investment Partnership, LLC	21441 Pacific Boulevard, Suite 230 Dulles VA 20166	Lessee
	Cooley LLP - Antonio J. Calabrese - Mark C. Looney - Colleen P. Gillis Snow - Jill S. Parks - Brian J. Winterhalter - Shane M. Murphy - Jeffrey A. Nein - Ben I. Wales - Molly M. Novotny	One Freedom Square Reston Town Center 11951 Freedom Drive Reston, VA 20190-5656	Attorney / Agent

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

     There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

One Loudoun Holdings LLC, 8450 Greensboro Drive, Suite 450, McLean, VA 22102

### Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
NASH One Loudoun LLC	
Miller and Smith at One Loudoun, L.L.C.	

### Names of Officers and Directors:

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>
William C. May	Vice President
Sumio Wada	Director
Tomoo Nojima	Director
Satoshi Yoshimura	Director
Alvin D. Hall	Director
Charles F. Stuart, Jr.	Director

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

NASH One Loudoun LLC, 2101 Wilson Boulevard, Suite 1004, Arlington, VA 22201

### Description of Corporation:

X *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
North America Sekisui House, LLC	

### Names of Officers and Directors:

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

X *There is additional Corporation Information. See Attachment to Paragraph C-2.*

**2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)**

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

North America Sekisui House, LLC, 2101 Wilson Boulevard, Suite 1004, Arlington, VA 22201

**Description of Corporation:**

X *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b><i>SHAREHOLDER NAME (First, M.I., Last)</i></b>	<b><i>SHAREHOLDER NAME (First, M.I., Last)</i></b>
Sekisui House, Ltd.	

**Names of Officers and Directors:**

<b><i>NAME (First, M.I., Last)</i></b>	<b><i>Title (e.g. President, Treasurer)</i></b>

Check if applicable:

X *There is additional Corporation Information. See Attachment to Paragraph C-2.*

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Sekisui House, Ltd. 2101 Wilson Boulevard, Suite 1004, Arlington, VA 22201

### Description of Corporation:

\_\_\_\_\_ *There are 100 or fewer shareholders and all shareholders are listed below.*

\_\_\_\_\_ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

\_\_\_\_\_ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

  X   *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<i><b>SHAREHOLDER NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>SHAREHOLDER NAME</b></i> <i><b>(First, M.I., Last)</b></i>

### Names of Officers and Directors:

<i><b>NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>Title</b></i> <i><b>(e.g. President, Treasurer)</b></i>

Check if applicable:

  X   There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Miller and Smith at One Loudoun, L.L.C., 8450 Greensboro Dr, Suite 450, McLean, VA 22102

### Description of Corporation:

  X   *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Gordon V. Smith	
HNS, L.L.C.	
CFS, L.L.C.	
D. I. Smith, L.L.C.	
T. Dale Hall	
Miller and Smith, L.L.C.	

### Names of Officers and Directors:

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

  X   There is additional Corporation Information. See Attachment to Paragraph C-2.

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

HNS, L.L.C., 8450 Greensboro Drive, Suite 450, McLean, VA 22102

**Description of Corporation:**

  X   *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Alvin D. Hall	
Richard J. North	
Spencer R. Stouffer	

**Names of Officers and Directors:**

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>

Check if applicable:

  X   There is additional Corporation Information. See Attachment to Paragraph C-2.



## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

CFS, L.L.C., 8450 Greensboro Drive, Suite 450, McLean, VA 22102

### Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Charles F. Stuart, Jr.	

### Names of Officers and Directors:

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

**2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)**

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

D.I. Smith, L.L.C., 8450 Greensboro Drive, Suite 450, McLean, VA 22102

**Description of Corporation:**

  X   *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<i><b>SHAREHOLDER NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>SHAREHOLDER NAME</b></i> <i><b>(First, M.I., Last)</b></i>
Douglas I. Smith	

**Names of Officers and Directors:**

<i><b>NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>Title</b></i> <i><b>(e.g. President, Treasurer)</b></i>

Check if applicable:

  X   There is additional Corporation Information. See Attachment to Paragraph C-2.

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Miller and Smith, L.L.C., 8450 Greensboro Drive, Suite 450, McLean, VA 22102

**Description of Corporation:**

  X   *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<i><b>SHAREHOLDER NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>SHAREHOLDER NAME</b></i> <i><b>(First, M.I., Last)</b></i>
Gordon V. Smith	Cynthia J. Skarbek
Alvin D. Hall	
Richard J. North	
Spencer R. Stouffer	
Charles F. Stuart, Jr.	
Douglas I. Smith	
T. Dale Hall	
Bruce G. Smith	

**Names of Officers and Directors:**

<i><b>NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>Title</b></i> <i><b>(e.g. President, Treasurer)</b></i>

Check if applicable:

  X   There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

William H. Gordon Associates, Inc., 4501 Daly Drive, Suite 200, Chantilly, VA 20151

**Description of Corporation:**

X *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
William H. Gordon	Mark A. Dyck
R. Steven Hulsey	Kevin D. Nelson
Joseph W. McClellan	Stanley D. Heiser
Eugene C. Dorn	J. Scott Peterson
Robert W. Woodruff	William E. Junda
Paula M. Fleckenstein	
Robert W. Walker	
Louise (nmi) Zwicker	

**Names of Officers and Directors:**

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

X *There is additional Corporation Information. See Attachment to Paragraph C-2.*

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Gorove/Slade Associates, Inc., 3914 Centreville Road, Suite 330, Chantilly, VA 20151

### Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Christopher M. Tacinelli	
Chad A. Baird	
Daniel B. VanPelt	
Erwin N. Andres	

### Names of Officers and Directors:

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Virginia Investment Partnership, LLC, 21441 Pacific Boulevard, Suite 230, Dulles, VA 20166

### Description of Corporation:

X *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Robert J. Farren	Mark (nmi) Stavish
Hounds Baseball, LLC	Wendy (nmi) Stavish
Engineering Consulting Services Ltd. *	Mick (nmi) Beckstrom
Debbie (nmi) Rieger	Ken (nmi) Beckstrom
Keith (nmi) Rieger	Mark (nmi) Koblos
Leo (nmi) Titus	Kathryn (nmi) Koblos
Rosalie (nmi) Titus	Guru Amrit S. Khalsa
Kenny (nmi) Williams	Ong Kar K. Khalsa
Theresa (nmi) Williams	Bruce (nmi) Thorne
Phil (nmi) Baroody	K.G. Gerard
Francie (nmi) Baroody	Jeffrey (nmi) D'Alessandro
Greg (nmi) Martin	John (nmi) Stathis
Larry (nmi) Faulkner	Jennifer (nmi) Stathis
Gerry (nmi) Polito	Denis (nmi) Coutlakis
Brian (nmi) Schofield	Kerry (nmi) Rowe
Gary (nmi) Schofield	Joe (nmi) Carlin
Gary (nmi) Divito	Rick (nmi) Groux
Linda (nmi) Divito	Leigh Ann Groux

### Names of Officers and Directors:

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

X *There is additional Corporation Information. See Attachment to Paragraph C-2.*

**2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above )****(Continued)**

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Virginia Investment Partnership, LLC, 21441 Pacific Boulevard, Suite 230, Dulles, VA 20166

**Description of Corporation:**

X *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Gary (nmi) Hall	Michael (nmi) Hasz
Linda (nmi) Hall	Robert (nmi) Allen
Vic (nmi) Sellier	Thomas (nmi) West
Boneyard Ventures *	Ric (nmi) Edelman
Gardner (nmi) Britt	Domenico (nmi) Conti
Michael (nmi) Huber	Pat (nmi) Day
Zia Trust (O'Malley) *	William (nmi) Silzer
Randy (nmi) Beeman	Joseph T. Meaney
Greg (nmi) Smith	Karen A. Meaney
Kody Holdings *	
Probit Partners *	
Kyle (nmi) Osterhout	* These entities own less than 10% of Virginia
Christos (nmi) Sarantis	Investment Partnership, LLC
Joe (nmi) Travez	
Italo (nmi) Travez	
Ed (nmi) Gillespie	

**Names of Officers and Directors:**

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

X *There is additional Corporation Information. See Attachment to Paragraph C-2.*

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Hounds Baseball, LLC, 21441 Pacific Boulevard, Suite 230, Dulles, VA 20166

### Description of Corporation:

X *There are 100 or fewer shareholders and all shareholders are listed below.*

       *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

       *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

       *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<i><b>SHAREHOLDER NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>SHAREHOLDER NAME</b></i> <i><b>(First, M.I., Last)</b></i>
Harry M. Stokes	
Joanne E. Stokes	

### Names of Officers and Directors:

<i><b>NAME</b></i> <i><b>(First, M.I., Last)</b></i>	<i><b>Title</b></i> <i><b>(e.g. President, Treasurer)</b></i>

Check if applicable:

       *There is additional Corporation Information. See Attachment to Paragraph C-2.*



### 3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

**Partnership name and address:** (complete name, street address, city, state, zip)

Cooley LLP, 11951 Freedom Drive, Reston, VA 20190

X  (check if applicable) The above-listed partnership has no limited partners.

**Names and titles of the Partners:**

<b><i>NAME</i></b> <b><i>(First, M.I., Last)</i></b>	<b><i>Title</i></b> <b><i>(e.g. General Partner, Limited Partner, etc)</i></b>
Gian-Michele a Marca	Partner
Jane K. Adams	Partner
Maureen P. Alger	Partner
DeAnna D. Allen	Partner
Thomas R. Amis	Partner
Mazda K. Antia	Partner
Orion (nmi) Armon	Partner
Gordon C. Atkinson	Partner
Michael A. Attanasio	Partner
Jonathan P. Bach	Partner
Charles J. Bair	Partner
Scott S. Balber	Partner
Celia Goldwag Barenholtz	Partner
Frederick D. Baron	Partner
Matthew S. Bartus	Partner
James A. Beldner	Partner

Check if applicable:

X  Additional Partnership information attached. See Attachment to Paragraph C-3.

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)	NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)
Keith J. Berets	Partner	Robert L. Eisenbach, III	Partner
Connie N. Bertram	Partner	Gordon H. Empey	Partner
Laura Grossfield Birger	Partner	Sonya F. Erickson	Partner
Barbara L. Borden	Partner	Lester J. Fagen	Partner
Thomas A. Blinka	Partner	Brent D. Fassett	Partner
Ian B. Blumenstein	Partner	David J. Fischer	Partner
Jodie M. Bourdet	Partner	M. Wainwright Fishburn, Jr.	Partner
Wendy J. Brenner	Partner	Richard H. Frank	Partner
Matthew J. Brigham	Partner	Steven L. Friedlander	Partner
James P. Brogan	Partner	Thomas J. Friel, Jr.	Partner
Nicole C. Brookshire	Partner	Francis (nmi) Fryscak	Partner
Matthew D. Brown	Partner	Koji F. Fukumura	Partner
Alfred L. Browne, III	Partner	James F. Fulton, Jr.	Partner
Matthew T. Browne	Partner	William S. Galliani	Partner
Peter F. Burns	Partner	W. Andrew H. Gantt III	Partner
Robert T. Cahill	Partner	Stephen D. Gardner	Partner
Antonio J. Calabrese	Partner	Jon E. Gavenman	Partner
Christopher C. Campbell	Partner	Colleen P. Gillis Snow	Partner
Roel C. Campos	Partner	Kathleen A. Goodhart	Partner
William Lesse Castleberry	Partner	Lawrence C. Gottlieb	Partner
Lynda K. Chandler	Partner	Shane L. Goudey	Partner
Dennis (nmi) Childs	Partner	William E. Grauer	Partner
William T. Christiansen, II	Partner	Jonathan G. Graves	Partner
Sean M. Clayton	Partner	Jacqueline I. Grise	Partner
Samuel S. Coates	Partner	Kenneth L. Guernsey	Partner
Alan S. Cohen	Partner	Patrick P. Gunn	Partner
Jeffrey L. Cohen	Partner	Jeffrey M. Gutkin	Partner
Thomas A. Coll	Partner	John B. Hale	Partner
Joseph W. Conroy	Partner	Danish (nmi) Hamid	Partner
Jennifer B. Coplan	Partner	Bernard L. Hatcher	Partner
Carolyn L. Craig	Partner	Matthew B. Hemington	Partner
John W. Crittenden	Partner	David M. Hernand	Partner
Janet L. Cullum	Partner	Cathy Rae Hershcopf	Partner
Nathan K. Cummings	Partner	John (nmi) Hession	Partner
John A. Dado	Partner	Gordon K. Ho	Partner
Benjamin G. Damstedt	Partner	Suzanne Sawochka Hooper	Partner
Craig E. Dauchy	Partner	Lila W. Hope	Partner
Wendy (nmi) Davis	Partner	Mark M. Hrenya	Partner
Renee R. Deming	Partner	Christopher R. Hutter	Partner
Joseph M. Drayton	Partner	Jay R. Indyke	Partner
Darren K. DeStefano	Partner	Craig D. Jacoby	Partner
Jennifer Fonner DiNucci	Partner	Chrystal N. Jensen	Partner
Michelle C. Doolin	Partner	Eric C. Jensen	Partner
Christopher (nmi) Durbin	Partner	Mark L. Johnson	Partner
John C. Dwyer	Partner	Robert L. Jones	Partner
Shannon (nmi) Eagan	Partner		
Erik S. Edwards	Partner		

Check if applicable:

X  Additional information for Item C-3 is included on an additional copy of page C-3.

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)	NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)
Barclay J. Kamb	Partner	Craig A. Menden	Partner
Richard S. Kanowitz	Partner	Erik B. Milch	Partner
Kimberly J. Kaplan-Gross	Partner	Robert H. Miller	Partner
Jeffrey S. Karr	Partner	Chadwick L. Mills	Partner
Sally A. Kay	Partner	Patrick J. Mitchell	Partner
Heidi M. Keefe	Partner	Ali M.M. Mojdehi	Partner
Kevin F. Kelly	Partner	Ann M. Mooney	Partner
Jason L. Kent	Partner	Timothy J. Moore	Partner
Charles S. Kim	Partner	William B. Morrow III	Partner
Kevin M. King	Partner	Howard (nmi) Morse	Partner
James C. Kitch	Partner	Frederick T. Muto	Partner
Michael J. Klisch	Partner	Ryan (nmi) Naftulin	Partner
Jason M. Koral	Partner	Stephen C. Neal	Partner
Barbara A. Kosacz	Partner	Alison (nmi) Newman	Partner
Kenneth J. Krisko	Partner	William H. O'Brien	Partner
John S. Kyle	Partner	Thomas D. O'Connor	Partner
Carol Denise Laherty	Partner	Ian (nmi) O'Donnell	Partner
Mark F. Lambert	Partner	Kathleen (nmi) Pakenham	Partner
Matthew E. Langer	Partner	Nikesh (nmi) Patel	Partner
Samantha M. LaPine	Partner	Timothy G. Patterson	Partner
John G. Lavoie	Partner	Amy Elizabeth Paye	Partner
Robin J. Lee	Partner	Anne H. Peck	Partner
Ronald S. Lemieux	Partner	D. Bradley Peck	Partner
Natasha (nmi) Leskovsek	Partner	David G. Peinsipp	Partner
Shira Nadich Levin	Partner	Nicole K. Peppe	Partner
Alan (nmi) Levine	Partner	Susan Cooper Philpot	Partner
Michael S. Levinson	Partner	Benjamin D. Pierson	Partner
Stephane (nmi) Levy	Partner	Frank V. Pietrantonio	Partner
Elizabeth L. Lewis	Partner	Mark B. Pitchford	Partner
Michael R. Lincoln	Partner	Michael L. Platt	Partner
James C. T. Linfield	Partner	Christian E. Plaza	Partner
David A. Lipkin	Partner	Anna B. Pope	Partner
Chet F. Lipton	Partner	Marya A. Postner	Partner
Cliff Z. Liu	Partner	Steve M. Przesmicki	Partner
Samuel M. Livermore	Partner	Seth A. Rafkin	Partner
Douglas P. Lobel	Partner	Frank F. Rahmani	Partner
J. Patrick Loofbourrow	Partner	Marc (nmi) Recht	Partner
Mark C. Looney	Partner	Thomas Z. Reicher	Partner
Robert B. Lovett	Partner	Michael G. Rhodes	Partner
Andrew P. Lustig	Partner	Michelle S. Rhyu	Partner
Lori (nmi) Mason	Partner	Lyle (nmi) Roberts	Partner
Thomas O. Mason	Partner	John W. Robertson	Partner
Jennifer (nmi) Massey	Partner	Ricardo (nmi) Rodriguez	Partner
Keith A. McDaniels	Partner	Kenneth J. Rollins	Partner
Michael J. McGrail	Partner	Richard S. Rothberg	Partner
John T. McKenna	Partner	Adam J. Ruttenberg	Partner
Bonnie Weiss McLeod	Partner	Thomas R. Salley, III	Partner
Mark A. Medearis	Partner	Jessica Valenzuela Santamaria	Partner
Laura M. Medina	Partner		

Check if applicable:

  X   Additional information for Item C-3 is included on an additional copy of page C-3.



#### 4. **ADDITIONAL INFORMATION**

- a. One of the following options **must** be checked:

☐ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(a).*

- b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

**EXCEPT AS FOLLOWS: (If none, so state). None**

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(b).*

- c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

**EXCEPT AS FOLLOWS: (If none, so state). None**

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(c).*

#### D. COMPLETENESS

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

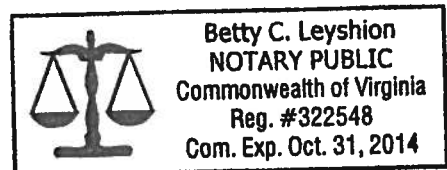
Molly Novotny  
check one: ☐ Applicant or ☒ Applicant's Authorized Agent  
Molly M. Novotny, Senior Land Use Planner  
(Type or print first name, middle initial and last name and title of signee)

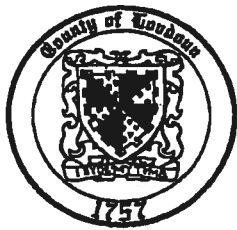
Subscribed and sworn before me this 9th day of October 2012, in  
the ~~State~~/Commonwealth of Virginia, in the County/City of Fairfax.

Betty C. Leyshion  
Notary Public

My Commission Expires: 10/31/2014

Notary Registration Number: 322548





Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

RECORD OF PRE-APPLICATION CONFERENCE

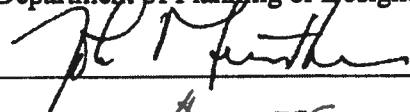
PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	One Loudoun Recreation Facility
DATE OF CONFERENCE	June 20, 2012

ATTENDANCE LISTING

NAME	AFFILIATION
Mari Lee Seigfried	B + D zoning
BILL MAY	One Loudoun - Miller + Smith
Colleen Gillis Snow	COOLLY LLP
Robyn Bailey	DED
CHRIS TACINE	GORONG / SLADF
Aaron Zimmerman	LoCo OTS
Lou Mosurak	Lo.Co. OTS
BOB WOODRUFF	GORDON
Ginni Van Horn	DOP
Ginny Raven	DOP

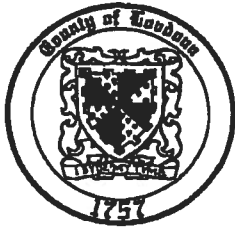
I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with Article VI of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or Designee:

  
Application Fee: \$ 20,575

Date:

6.20.2012



## Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

### SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	One Loudoun Recreation Facility
DATE OF CONFERENCE	June 20, 2012

#### 1. ISSUES RAISED BY THE APPLICANT

Proposing change to One Loudoun concept to put  
local stadium (recreation establishment) on land bay  
A-5. Proposing 5,000 seat stadium for baseball & soccer  
and other events. 30 home games for soccer and 70  
home games for baseball. Intend to recon the approved  
600,000 (+/-) shown on land bay A-5.  
Wondering if this could be called civic space? Other  
proposed ZCPA's will continue.

#### 2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

Planned Regional Employment - 100% office &  
research. ~~Local~~ Plan views stadium as a Special  
Activity use. Plan has criteria for SA use:  
Proximity to transit, separation from residential.



3. ZONING ISSUES DISCUSSED \_\_\_ 1972 \_\_\_ 1993 ☒ Revised 1993 Zoning Ordinance

Recreation establishment, outdoor or indoor permitted.  
Museum, meeting room, community space could be considered.  
Current COP does not show footprint - not anticipating  
specific footprint arrangement.

4. TRANSPORTATION ISSUES DISCUSSED

Need to confirm - the stadium will not add floor area to current  
approval. Games will start at 7:00 pm or later during the  
week. Applicant anticipates little change to current  
traffic volumes. Transit service currently proposed.

To scope traffic study, contact ~~George Phillips~~ <sup>Aaron Zimmerman</sup>, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED

Plans will be "runned track" to highlight changes.  
ZCPA does not apply to PDH, CC or OP districts.  
Conditions of license not sunset clause (5 year).  
Expiring April 14 opening.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

Requesting a 2 week checklist review.

Conference Coordinator:

John Penith

Date:

6.20.2012.



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

## RECORD OF PRE-APPLICATION CONFERENCE

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP-2012-0025 ONE LOUDOUN HOLDINGS, LLC / ZCPA for several modifications to the Conceptual Development Plan approved for One Loudoun. SPEX for shared parking within the planned town center
DATE OF CONFERENCE	4/10/12 4 PM

## ATTENDANCE LISTING

NAME	AFFILIATION
Colleen Gillis Snow	Cooley LLP
Bill May	One Loudoun Holdings
Bob Woodruff	GORDON
Rich Klusek	Community Planning
Lou Mosurak	OTIS
Terrae Laycock	OTIS
SUSAN GLASS	ZONING
Bill May	ONE LOUDOUN
BEN WALTER	COOLEY

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with Article VI of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or Designee:

Date:

Application Fee:

\$ ~~26,000~~  
\$ 27,720

10 April 2012



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

## SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE	PRAP-2012-0025 ONE LOUDOUN HOLDINGS, LLC / ZCPA for several modifications to the Conceptual Development Plan approved for One Loudoun. SPEX for shared parking within the planned town center.	CMPT & SPEX 4/10/12 4 PM
DATE OF CONFERENCE		

### 1. ISSUES RAISED BY THE APPLICANT

Proposing changes to current One Loudoun zoning: (1) change LB A.2 from PD-OP to PD-TC (ZMAP); (2) LB E2 - from PDH to PD-TC; (3) convert land area civic space requirement to a floor area requirement; (4) <sup>ZMOD</sup> ~~ZMAP~~ (4) reallocate Town Center green & plaza (ZCPA); moving townhomes into O-8; (5) shared parking special exception; (6) <sup>CS</sup> ~~proposed~~ interchange construction. ~~have progressed with interchange design but~~ economic downturn. No development financing tied the interchange. Issues with current adjacent (interchange) land owner. Buffer eligible to be called at any time and applicant feel economic situation will make it difficult to fulfill.

### 2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

Keynote Employment applies to northern portion - Business uses to south. Town Center area should be limited to 40% of area. Expansion of TC in the Keynote Area may be more depending on the variety of uses. Would evaluate TC ~~proposal~~ against Town Center policies but expansion into the PD-OP / Keynote Area may be evaluated for its impact on Keynote policies. Elaborate on the affect of changes to civic uses. Plan support shared parking.

3. ZONING ISSUES DISCUSSED 1972 1993 ☒ Revised 1993 Zoning Ordinance

Land Use E2, the "Club" - clarify land use. No changes to phasing proposed. Suggest combine plaza & green into 'the green'.

4. TRANSPORTATION ISSUES DISCUSSED

Would recommend that interchange plans be approved ASAP. Redesigning bridge deck up to date still a concern. Shared parking study needed. To extent changes impact trip generation will need a traffic statement. Ashburn intersection is failing encourage moving forward with other landowners.

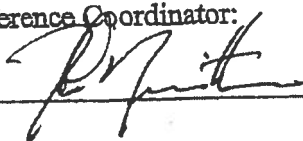
To scope traffic study, contact Erin Zimmerman, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

ZMAP form.

Conference Coordinator:



Date:

10 April 2012

**PRAP 2012-0025**  
**One Loudoun ZCPA**  
**April 10, 2012**

The subject property is located within the Ashburn Community of the Suburban Policy Area, and is designated as a Business area (southern portion of site) and Keynote Employment (northern portion of site) (*Revised General Plan*, Map, p. 7-23).

Besides Ashburn Village and 7 construction, does the project affect proffers at all? Phasing? What is provided, use breakdown?

**Key Policies related to proposed changes:**

- Town Center Residential envisions 8 to 16 DU/a
- Town Centers should have 25 to 40% of land dedicated to residential uses. However this number should not exceed 25% in business communities
- Town Centers should have at least 10 percent of land dedicated to public and civic uses
- Keynote employment areas do not support residential development
- PD-TC should generally be limited to 30 to 60 acres
- The Town Center should literally stand above the surrounding neighborhoods with a transition downward to the edge of the residential neighborhood
- Design is key and further comments related to specific design elements may be provided one proposed changes are depicted in drawings
- Proposed modifications may have adverse effects on project phasing. The development phasing plan for a mixed-use project will establish a build-out relationship between the residential and non-residential components of the project that is consistent with the County's goals for the project area.
- The 2001 Revised General Plan calls for a Town Center to be located in each of the four suburban communities. One Loudoun became the Town Center for Ashburn and is expected to serve as the community's downtown.

**The following proposals are being made by the Applicant:**

**Add Land Bay A-2 to the PD-TC District (currently PD-OP)**

Adding additional land to the PD-TC district would generally not be supported by the Plan. The plan calls for town centers that generally range from 30 to 60 acres. There is already roughly 90 acres of PD-TC land. Furthermore, land bay A-2 is located within the Keynote employment area which generally does not support town center concepts.

**Add Land Bay E-2 to the PD-TC District and modify the zoning ordinance requirement for civic space**

As with Land Bay A-2, adding additional land area to the PD-TC would generally not be supported. The area planned for the community center is currently zoned <sup>PD-H</sup>PD-OP. Plan policies regarding the requirements for Civic space have not changed since the original ZMAP was approved. The value of incorporating this land into the PD-TC is unclear.

#### Adjust allocation of plaza and town green square footage

The intent of adjustments is not clear in the submitted pre-application materials. Is the Applicant suggesting that the public plaza in land bay A-4 will be larger? Will this affect the amount of commercial space? Will it reduce the amount of space in the central park in land bay O-2?

#### Amend the Concept Plan to permit single family detached units in the PD-TC district along the eastern boundary of Central Park

The pre-application materials that have been submitted are unclear. Is the applicant proposing single-family detached units or townhomes along Northpark Drive? In general, additional residential development would not be supported by the Plan. The number of additional/relocated units has not been provided. It is not clear where the additional units would come from or be removed. It is assumed that such development would remove proposed parkland/civic space. If residential units are relocated from other areas, there could potentially be a further reduction in density which would not be supported by the plan. Would the new units reduce the potential for office development? Furthermore, constructing these residential units could have significant design implication as they could potentially create visual and physical barriers between the Town Center and the Central Park.

#### Shared Parking SPEX

The revised general plan is generally supportive of shared parking based upon the joint-use, time-of-day, or time-of-week needs of different uses.

#### Ashburn Village Boulevard/Route 7 Interchange

Plan policies seek to have road and transportation proffers be provided in the initial phases of new development. Any delays in providing the planned interchange could exacerbate existing traffic problems along Route 7.

## **ONE LOUDOUN**

### **ZONING MAP AMENDMENT APPLICATION**

#### **STATEMENT REGARDING COMMUNITY MEETINGS**

The Applicant has already engaged in initial community outreach efforts and will continue these efforts through the zoning process. The Applicant will keep the property owners in the vicinity of the property informed as to the substance of the applications and hold meetings, as appropriate, with adjacent owners. Notice of any such meeting will be provided to the County's project manager, and to the Planning Commissioner and Supervisor for the Broad Run District.

057-10-2844, 058-20-8631, 058-20-6020  
058-48-7194, 058-47-9661, 058-47-9757  
One Loudoun Holdings LLC  
8401 Greensboro Dr Ste 450  
McLean, VA 22102-5113

057-49-4102, 057-49-4600  
057-39-5890, 057-39-6489  
F&B Properties LC  
14888 Pickett Ridge Pl  
Leesburg, VA 20176-5660

039-25-8839  
University Properties LLC  
4899 Prince William Pkwy  
Woodbridge, VA 22192-5434

057-10-8226  
Ashburn Group Investments LLC  
20398 Loudoun County Pkwy  
Ashburn, VA 20147-2800

058-48-4060, 058-48-4158, 058-48-4156  
058-48-4255, 058-48-4352, 058-48-4670  
One Loudoun Holdings LLC  
8401 Greensboro Dr Ste 450  
McLean, VA 22102-5113

058-48-8664, 058-48-8856, 058-48-8951  
058-48-8948, 058-48-8944, 058-48-9040  
One Loudoun Holdings LLC  
8401 Greensboro Dr Ste 450  
McLean, VA 22102-5113

058-48-8303, 058-48-7902, 058-48-7302  
One Loudoun Holdings LLC  
8401 Greensboro Dr Ste 450  
McLean, VA 22102-5113

057-48-4066  
Meladon Park LLC  
c/o Capital Associates  
1255 Crescent Green Dr Ste 300  
Cary, NC 27518-8124

058-47-9753, 058-47-9849, 058-48-9945  
058-48-1159, 058-48-2468, 058-48-2465  
One Loudoun Holdings LLC  
8401 Greensboro Dr Ste 450  
McLean, VA 22102-5113

057-40-0471, 057-30-4098  
Lakeview West Development LLC  
c/o MRP Realty  
3050 K St NW 125  
Washington, DC 20007

040-26-1613  
Dulles Overlook LC  
12500 Fair Lakes Cir Ste 400  
Fairfax, VA 22033-3804

058-48-2562, 058-48-2660, 058-48-2756  
058-48-2854, 058-48-2853, 058-48-2951  
One Loudoun Holdings LLC  
8401 Greensboro Dr Ste 450  
McLean, VA 22102-5113

057-18-5071, 057-18-5372, 057-18-5773  
057-18-6074, 057-18-6475, 057-18-6876  
One Loudoun Holdings LLC  
8401 Greensboro Dr Ste 450  
McLean, VA 22102-5113

058-48-9036, 058-48-9033, 058-48-9028  
058-48-9418, 058-48-8917, 058-48-8517  
One Loudoun Holdings LLC  
8401 Greensboro Dr Ste 450  
McLean, VA 22102-5113

057-27-8575  
Loudoun Intertech Development Corp  
Tamares Real Estate Holdings  
1500 Broadway FL 24  
New York, NY 10036-4052

057-48-9129, 057-49-2115, 057-49-2910  
Blue Mount Nursery Inc.  
20052 Lexington Dr  
Ashburn, VA 20147-2521

057-30-3151, 057-30-6298, 039-35-5892  
M R P/T B G Associates LLC  
c/o MRP Realty  
3050 K St NW 125  
Washington, DC 20007

040-46-4286  
Visa USA Inc  
Attn: Tax Dept/M1-7C  
P.O. Box 8999  
San Francisco, CA 94128-8999

058-48-3048, 057-18-3671, 058-48-3769  
058-48-3867, 058-48-3865, 058-48-3963  
One Loudoun Holdings LLC  
8401 Greensboro Dr Ste 450  
McLean, VA 22102-5113

057-18-7584, 057-18-7781, 057-18-7978  
057-18-8175, 058-48-8371, 058-48-8468  
One Loudoun Holdings LLC  
8401 Greensboro Dr Ste 450  
McLean, VA 22102-5113

058-48-8116, 058-48-7816, 058-48-7315  
058-48-9505, 048-48-9104, 058-48-8703  
One Loudoun Holdings LLC  
8401 Greensboro Dr Ste 450  
McLean, VA 22102-5113

057-37-7817, 057-37-7856  
Merritt-AB7 LLC  
2066 Lord Baltimore Dr  
Baltimore, MD 21244-2501